

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131627/FO/2021

Date registered valid: 17 September 2021

Proposal: Erection of a detached two storey dwellinghouse with living accommodation within roof space together with car parking, bin and cycle store

Address: Side Garden Of 10 Polruan Road, Manchester, M21 9NR

Ward(s): Chorlton Ward

Applicant: Khalid Ashraf, 3 The Coppice, Altrincham, Manchester, WA15 0DU

Agent (if any): Mrs Paula Butterfield, Groves Butterfield Architecture Ltd, 102 Roseneath Road, Manchester, M41 5AZ

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21.12.2021

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 8 October 2021

Standard consultations:

Printed: 24 September 2021

Expired: 15 October 2021

Neighbour notifications

Printed: 24 September 2021

Expired: 15 October 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to the side garden of 10 Polruan Road. The garden is approximately 7.25 metres wide and 27 metres deep. The garden contains a parking space.



Listed building: Not applicable

Conservation area: Not applicable

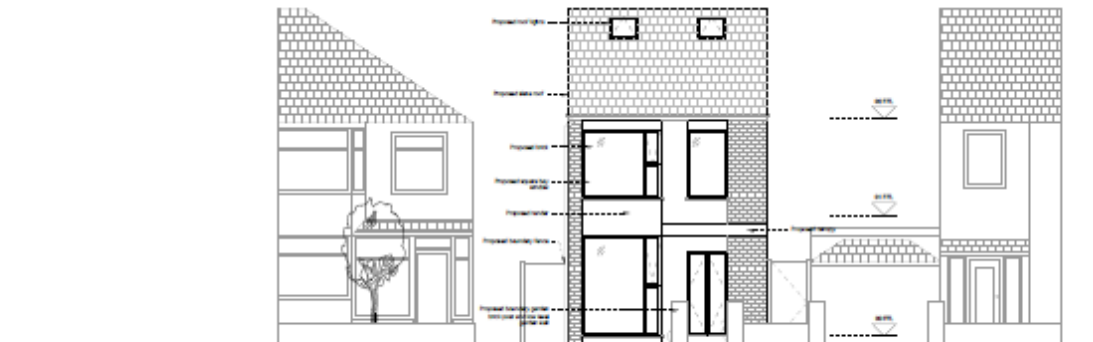
Tree Preservation Order: Not applicable

Description of area

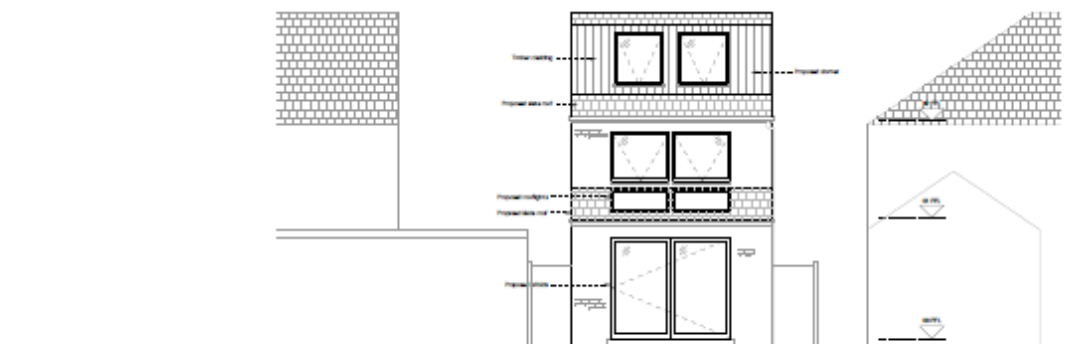
This is a residential area containing in the main two storey semi detached properties. To the south is 10 Polruan Road, a residential property set behind a 2.7 metre deep front garden. The property has a single storey rear extension. To the north is the side elevation of a residential property also on Polruan Road. The property has a single storey side extension that infills the space at the side of the property. To the west adjoining the bottom of the site is the rear garden of a house on Sark Road, which is in the process of being extended. Facing the site across Polruan Road is a detached two storey house sitting between two pairs of semis.

Description of development

Consent is sought to erect a single two storey plus accommodation in the roof detached house. The property would be in a contemporary style with a brick and render finish and a two storey bay on the front elevation. There would be a flat roof dormer at the rear and a single storey lean to across the full width of the property.



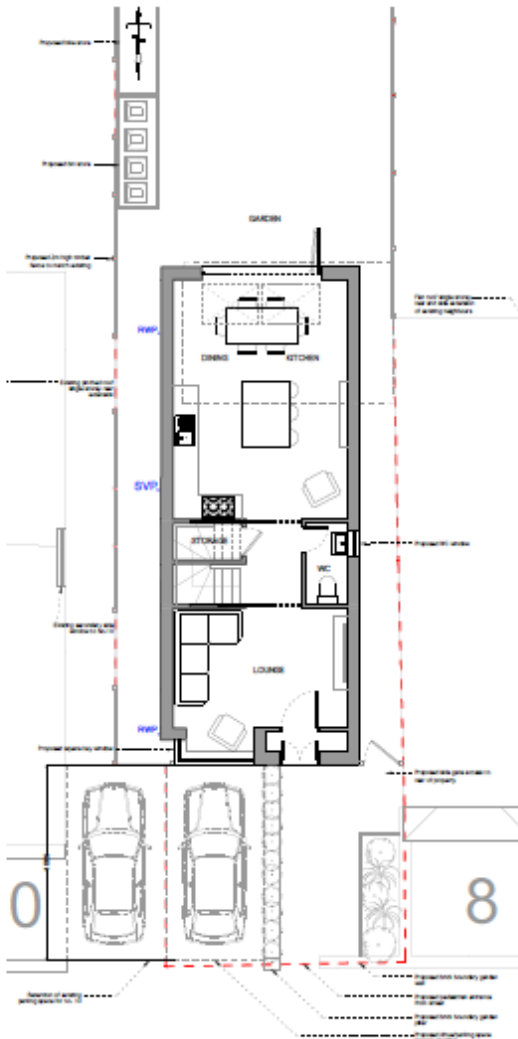
FRONT ELEVATION



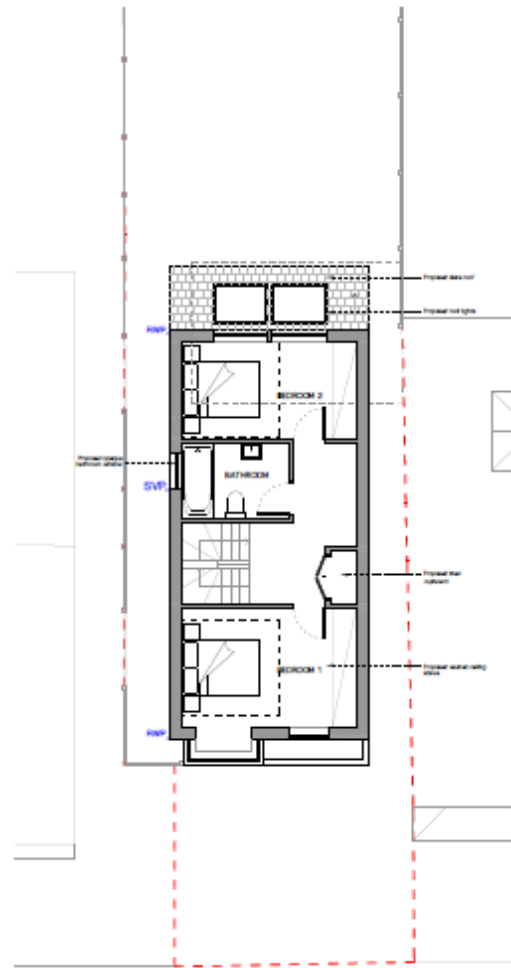
REAR ELEVATION

Principle windows are located in the front and rear elevations with small windows to a utility room and a bathroom in the side elevations.

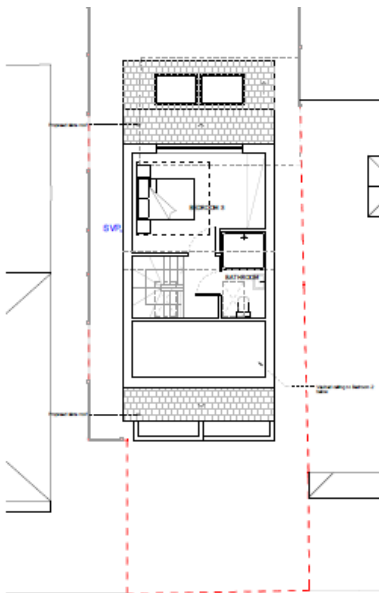
The proposed building is set behind the existing building line in order that a car parking space can be provided, together with a space for number 10. Bin and cycle stores are shown in the rear garden.



PROPOSED GROUND
FLOOR PLAN



PROPOSED FIRST
FLOOR PLAN



PROPOSED SECOND
FLOOR PLAN

The property would provide the following accommodation, on the ground floor a lounge, an open plan living area and a wc, on the first floor a two bedrooms and a bathroom and in the roof a bedroom and shower room. The floor area of the development is 117 square metres.

Consultations & Notification Responses

Local Residents

Two letters have been received in respect of the proposed development. The issues raised are summarised below.

- There is an underground watercourse across the site.
- The pictures of precedent and building drawings do not look in keeping with the street at all and the thinly veiled reasoning around there being an interest in 'high quality' development or 'sustainability' does not mask that the real interest here is personal profit.
- Will there be a rent cap to ensure the property is actually meeting the need for affordable housing?
- The owner of 10 Polruan Rd, has previously been very inconsiderate towards the residents of Polruan
- Almost every resident on this street is a family - apart from 10 Polruan Road.
- It's sad to see another individual who does not live on the street trying to profit with little concern for the actual families, residents and community living in this area, apart from how much rent can be extracted.

Highways

- Given that the proposed development is resultant in one additional dwelling, the number of vehicular trips associated with site is expected to be minimal. It is therefore accepted that the adjacent highway network can facilitate such additional demands with no highway safety or capacity concerns.
- There is easy access to bus and tram services.
- Highways would not support any greater than a double dropped kerb.
- The existing driveway for no. 10 will remain and a new driveway installed for the proposed dwelling. It should be noted that all individual driveway parking spaces should be a minimum of 3.0m x 6.0m to ensure that vehicles / pedestrians do not impact on the adopted highway.
- In line with MCC Residential Guidelines, the provision of an Electrical Vehicle charging point (minimum 7kW) should be made available.
- This cycle parking is acceptable to Highways.
- It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians. The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.
- A bin store has been accommodated adjacent to the bike store. Bins will be taken to/from the bin store to the collection point on Polruan Road by residents on collection day. Highways consider this to be
- Residents already experience existing parking issues on the street. There are more than three cars currently in use at 10 Polruan Road. The proposed dwelling has three double bedrooms, that's a potential of 6 people and at worst 3-6 cars added to the road, not taking visitors into account.
- Residents also experience parking shortages when the football is on at Old Trafford. There may only be a requirement for one car parking space per new build but it's highly likely that far more than one car will be introduced to the street.

Environmental Health

- The refuse storage arrangements are acceptable
- A watching brief needs to be kept for contamination
- An EV charging point is required.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 H1 and H6

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy H1 identifies the need for family housing in the south of the City.

Policy H6 Directs developers away from high density development toward family homes in the south of the City.

Residential Quality Guidance

Seeks to ensure high standards of design for new residential developments, and includes space standards.

Issues

Principle

The site is located in a residential area and the erection of family houses in south Manchester is consistent with policies H1 and H6. The site has a road front and does not therefore meet the definition of backland. In principle therefore the proposed development is acceptable.

Scale

In terms of eaves and ridge height the proposed dwelling is comparable with the adjacent properties. The proposed dwelling is narrower than the adjoining buildings and is only a detached rather than a semi, although there are random detached properties in the area, such as facing the site. On balance it is considered that the scale of the proposed development is acceptable.

Site layout

The building is set back approximately 2.5 metres behind the existing building line, this reduces the impact of the building in the street scene and facilitates the provision of parking spaces. There is a small front garden comparable with other properties and it retains a substantial rear garden comparable with the extended properties on either side. The rear of the property can be accessed from paths down either side. There is provision for cycle and refuse storage in the rear garden which is acceptable.

On balance it is considered that the proposed site layout is acceptable.

Design

The area contains a range of different house styles and therefore the introduction of a contemporary design, albeit informed by existing properties is considered acceptable. The scheme has been modified and the dormer relocated from the front, which is alien to the area and placed at the back.

On balance the revised design is considered acceptable.

Standard of accommodation

The proposed dwelling at 117 Square metres exceeds the space requirements for a three storey, three bedroom 6 person house. The standard of accommodation is therefore considered acceptable.

HMO

As a three bedroom property it could be suitable for use as a small HMO class C4, and whilst due to the Council's Article 4 Direction this would require planning permission it is considered prudent to attached a condition reinforcing the Article 4.

Parking

The Council currently requires one space per dwelling, this respect the proposed development is acceptable.

Refuse

The provision of the refuse store in the rear garden is considered acceptable and an appropriate condition is proposed.

EV

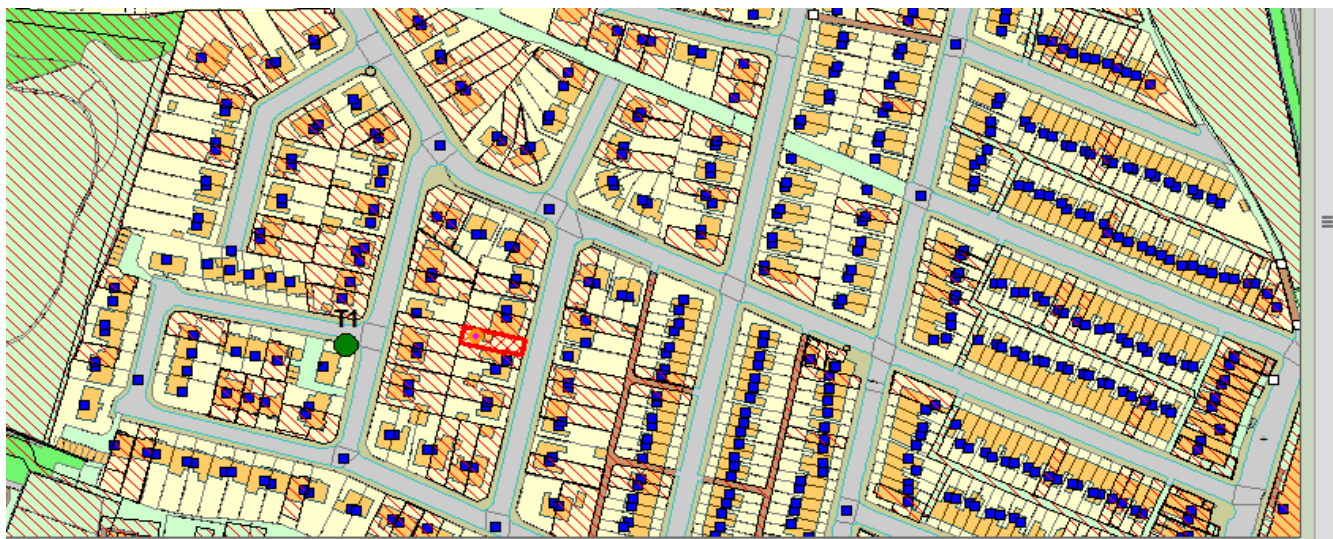
A condition is proposed requiring the provision of an EV charging point.

Cycles

The proposed cycle storage provision in the rear garden is acceptable.

Watercourse

It is alleged that there is a watercourse under the site. There is nothing in the application to support this claim and the O/S sheets do not appear to show a line running through the area in the same was as can be seek for the Thirlmere Aqueduct to the north of the site.



Ultimately it is for the developer to carry out any necessary checks to ensure that the site is capable of development.

Residential amenity

Principle windows are situated in the front and rear elevations overlooking either the street or the rear garden. In this respect there is no loss of privacy arising from the development.

The proposed building projects substantially beyond the rear face of both the adjacent properties. However, both these properties have rear and side/rear extensions adjacent to the proposed development. On that basis it is considered that any overbearing impact would be mitigated by the existence of the extensions and would not be significant. There are first floor windows in the side elevation of 8 Polruan however, these are separated from the site by the width of the single storage extension and appear from previously submitted plans to relate to a bathroom and a landing. Plans submitted in respect of 10 Polruan suggest that the ground floor window is a secondary window to a large open plan living area.

On balance it is not considered that the proposed development would adversely impact on residential amenity.

Permitted development.

This is a tight site and it is therefore considered prudent to remove permitted development rights in terms of extensions.

Sustainability and energy efficiency

Policies SP1 and EN4 to EN6 of the Core Strategy focus on reducing emissions and achieving low and zero carbon developments. Policy EN4 in particular, requires the application of the energy hierarchy to ensure that passive measures, energy efficiency and low and zero carbon generation options are considered. It is noted that policy DM1 of the Core Strategy requires that a Code for Sustainable Homes rating criteria is achieved. However, on the 26 March 2015 the Code assessment criteria was revoked by Royal Assent. Whilst the assessment criteria has been revoked, it is still important to understand how a development performs, particularly in respect of waste efficiency and energy standards. A condition has been applied to require the submission of an Environmental Standards report.

Affordability

The proposed development of one dwelling does not meet the threshold for affordable housing.

Conclusion

This is a compact site and the Council has previously had reservations about its ability to accommodate development. Having assessed the submitted information whilst marginal it is considered that the site can accommodate the development proposed without causing unacceptable harm.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

2246-PL-pr-100 revision 02 received 15 November 2021

2246-PL-PR-101 revision 2 received 15 November 2021

2246-PL-PR-200 revision 02 received 15 November 2021

2246-PL-PR-201 revision 02 received 15 November 2021

2246-PL-PR -001 revision 02 received 15 November 2021

Planning Statement by Veritas Planning reference SV/MCR/0052 received 10 September 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No development that is hereby approved shall progress beyond damp proof course level unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to Core Strategy policies DM1 and EN18.

5) Any soils imported for use in the gardens shall be validated as suitable for use and a minimum of 600mm subsoil and topsoil over a no dig marker layer shall be placed. A post completion report shall be submitted to the LPA for approval to evidence this.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to Core Strategy policies DM1 and EN18.

6) The details of the refuse storage arrangement shown on the approved plans shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1.

7) The approved space for the storage of cycles shall be provided as part of the development and then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes)

(Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

9) The parking spaces shown on the approved drawings shall be provided with an Electric Vehicle charging point before the development hereby approved is first occupied.

Reason - To secure a reduction in air pollution from traffic in order to protect existing and future residents from air pollution pursuant to core Strategy policies EN16, SP1 and DM1

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no garages or extensions or ancillary buildings; shall be erected other than those expressly authorised by this permission.

Reason - In order that the Council Can assess the impact of any extensions to the property on the amenity of the adjoining properties, pursuant to Core Strategy policy DM1.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the soft landscaping at the front of the property shall not be converted into addition hard standing for the parking of cars.

Reason - To protect the character and amenity of the area from excessive amounts of hard surfacing pursuant to Core Strategy policy DM1.

12) The car parking shown on the approved drawings shall be surfaced and available for use before the dwelling hereby approved is first occupied. The parking shall be retained in perpetuity.

Reason -To ensure that there is adequate parking for the development pursuant to Core Strategy policy DM1.

13) Before first occupation all the windows in both side elevations shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

14) Prior to the erection of the above ground super structure, an environmental standards statement outlining how the development will incorporate sustainable development measures to follow principles of Code for Sustainable Homes including measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance, shall be submitted to and approved in writing by the Local Planning Authority. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming

the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Chorlton Voice

7 Polruan Road, Manchester, M21 9NR
6 Polruan Road, Manchester, M21 9NR
1 Polruan Road, Manchester, M21 9NR
9 Polruan Road, Manchester, M21 9NR
5 Polruan Road, Manchester, M21 9NR
11 Polruan Road, Manchester, M21 9NR
5 Sark Road, Manchester, M21 9NT
3 Sark Road, Manchester, M21 9NT
1 Sark Road, Manchester, M21 9NT
3 Polruan Road, Manchester, M21 9NR
8 Polruan Road, Manchester, M21 9NR
9 Sark Road, Manchester, M21 9NT
7 Sark Road, Manchester, M21 9NT
11 Sark Road, Manchester, M21 9NT
4 Polruan Road, Manchester, M21 9NR
14 Polruan Road, Manchester, M21 9NR
12 Polruan Road, Manchester, M21 9NR

Appendix 2 – Planning constraints

Article 4 Direction - Removal of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH