MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131710/FH/2021
Date registered valid:	17 October 2021
Proposal:	Erection of part single, part two storey side and rear extension to form additional living accommodation.
Address:	6 Lingcrest Close, Manchester, M19 2WJ
Ward(s):	Levenshulme Ward
Applicant:	Mr M Chauhan 6 Lingcrest Close, Manchester, M19 2WJ
Agent (if any):	Mr V Alyas Architek 916 Stockport Road, Manchester, M19 3AB
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	16 December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 November 2021

Standard consultations:
Printed: 27 October 2021 Expired: 17 November 2021

Neighbour notifications
Printed: 3 December 2021 Expired: 13 December 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

The application relates to a 2-storey dwelling house on the north-western side of Lingcrest Close. It is located in a residential area predominantly comprising of semi-detached houses. The rear elevation faces towards the side elevation of 17 Hillcrest Drive.

The application property appears to have been extended along the front, side and rear elevations. Although , there are no records of planning permissions having been granted, for the most part the works would have constituted permitted development, and appear to have been undertaken some time ago.

The existing house comprises of a 2-storey dwellinghouses with 3 bedrooms and pitched roof and gable elevation. The house has an existing wrap-around front porch and single storey side extension that is marginally offset from the boundary with no. 4 Lingcrest Close and has a width of 1.8 metres, a forward projection of 1.7 metres (incorporating a porch with a width of 2.2 metres). The side extension extends beyond the original rear elevation with a projection of 500mm. The dwellinghouse also benefits from a single storey extension to the rear elevation at ground floor in the form of an L-shape covering the significant width of the rear garden, with a maximum rearward projection of 3.4 metres. Outbuildings are positioned along the shared

boundaries with no. 17 Hillcrest Drive and no. 4 Lingcrest Close. The elevations of the application property are of a brownish/red brick and elements of horizontal white cladding along the front façade, which is consistent with the houses along Lingcrest Close.

Description of development

The submitted application relates to the proposed erection of a part single, part two storey side and part single part two storey rear extension to form additional living accommodation. The scheme would include a kitchen/dining room at ground floor level including bedrooms, an en-suite and a bathroom at first floor level.

The submitted application is a re-submission of scheme which was refused on 16th April 2021, (planning application ref:128303/FH/2020), which was subsequently appealed by the applicant , and appeal subsequently turned away by the planning inspectorate.

The initially submitted proposal has been revised in the interest of residential amenity, and revised plans subsequently submitted, (dated 02/12/2021). The revised plans would comprise of:

- The proposed ground floor maximum rearward projection being reduced in depth and not exceeding 4.5m - (previously 5.053m).
- The proposed first floor maximum rearward projection being reduced in depth and not exceeding 3.650m - (previously 4.040m).
- The 2 initially proposed, high level side facing windows (one along ground floor and the other along the first floor) adjacent to the common shared boundary with no. 4 Lingcrest Close have been removed.
- One window would be located along the proposed roof elevation to serve the proposed first floor bathroom/en-suite along the side elevation.
- The existing outbuildings sited in the rear garden along the common shared boundary with no. 4 Lingcrest Close would be demolished. Only one outbuilding would be retained in the rear garden - the outbuilding sited adjacent to the common shared boundary with no. 17 Hillcrest Drive.

The proposal would be set-back 900mm from the front building of the original dwellinghouse at first floor, it would then project the full length of the original dwellinghouse, extending beyond its rear building line, projecting a further 4500mm into the rear garden.

Along the ground floor rear elevation, the proposed extension would be stepped away 200mm from the common boundary with no.8 Lingcrest Close and 656mm from the common boundary with no.4 Lingcrest Road , and would measure (length 4500mm x width 6718mm x maximum height 3508mm), incorporating bi-fold doors facing the rear garden, and a lean-to pitch roof design.

Along the first floor rear elevation, the proposed extension would in-part follow the footprint of the ground floor extension, and which would involve extending the floor space of the existing rear bedroom - (annotated as Bed 3). The proposed first floor rear element would also be stepped away 200mm from the common boundary with no.8 Lingcrest Close, it would then project 1565mm along this boundary and come forward of the proposed Bed 4 which would have a maximum proposed rearward projection of 3650mm.

The proposed extension would have a pitch roof design with the proposed roof ridge set-below that of the original house, and all proposed windows either facing Lingcrest Close, the rear garden, or located along the roof elevation. In terms of external facing materials, it is intended to match with those on the original dwellinghouse.

Consultations & Notification Responses

1. Neighbours

No comments, objections or representations in respect of this application were received.

Following revisions to the initially submitted plan, neighbours were re-notified. No comments, objections or representations were received also on this occasion.

2. Environmental Health

No comments (including ground contamination issues) regarding the application.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021)

This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system `only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through `which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other documents as outlined below:

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012

Regard should be given to:

Policy SP1 (Spatial Principles) which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance

or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income, and; protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) says that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Of relevance in this instance are: appropriate siting, layout, scale, form, massing, materials and detail. Impact on the surrounding areas should be considered in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Policy T2 (Accessible areas of opportunity and need) - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Policy EN19 (Waste) - With the scope of policy EN19, the Council will also require all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal); developers to have full regard to the economic and environmental benefits that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users; and the Council will encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

3. Saved Unitary Development Plan Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1
In determining planning applications for extensions to residential properties, the council will have regard to:

a) the general character of the property
b) the effect upon the amenity of neighbouring occupiers
c) the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs
d) the overall appearance of the proposal in the street scene
e) the effect of the loss of any on site car parking

DC1.2
Extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and the following criteria:

a) they are not excessively large or bulky (for example, resulting in

structures which are not subservient to original houses or project out too far in front of the original buildings)

b) they do not create an undue loss of sunlight, daylight or privacy

c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details

d) they would not result in the loss of off street car parking in a situation where there is so severe an existing on street car parking problem that unacceptable additional pressures would be created

DC1.4

In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

a. The development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;

b. The actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;

c. The actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Policy DC1.6

For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.

Reasons: Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.

4. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

As previously outlined above, following negotiations revisions to the initially submitted plan were subsequently submitted, (dated 02/12/2021).

Principle of development

The principle of extending one's home is acceptable and the planning system accommodates this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on visual and residential amenity.

Residential and Visual Amenity

Impact of works (Part single, part two storey side and rear extensions) - Saved UDP Policy DC1.4 (c) states that the Council will seek to ensure that:

'The actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved', and as result, the Council will not normally permit two storey extensions which when built, would leave less than a 1.52 metre gap between the side wall of the extension and common boundary. Proposals which cannot meet these requirements will be judged on their merits. In this instance, a narrow gap already exists between the common shared boundary with no. 4 Lingcrest Close. This arrangement, together with the siting nos.2 and 4 Lingcrest Close approximately 4m forward of the front building line of no.6 Lingcrest Close, would mean that there is a limited potential for a terracing impact to occur should the neighbouring house wish to extend in future.

Furthermore, given the revisions to the initially submitted plans, (dated 02/12/2021), involving the removal of the proposed side facing windows, and the reduction of the proposed rearward projections to 4.5m at ground floor level and 3.65m at first floor level, it is considered that the resultant massing of the proposed extension , along the shared boundary would not give rise to undue loss of light and overshadowing, nor would it give rise to a significant overbearing presence to nos. 4 and 8 Lingcrest Close, which would warrant the refusal of planning permission. Although, the proposed ground floor rearward projection at 4500mm is (850mm) in excess of the guidance set out in saved policy DC1 regarding rearward extensions; it is however within the guidance set out for a larger home extensions .
Moreover, it is not considered that the revised proposal would result in undue overlooking or loss of privacy as all the proposed windows would either face Lingcrest Close, or the rear garden area , or would be located within roof slopes.

The proposed development would also allow for sufficient amenity space to be retained, as the existing outbuildings sited in the rear garden along the common shared boundary with no. 4 Lingcrest Close would be demolished. Only one outbuilding would be retained in the rear garden - the outbuilding sited close to the common shared boundary with no. 17 Hillcrest Drive would be retained.

In addition, refuse management and parking arrangements would be unaffected, and therefore for these reasons, and on balance, it is considered that the revised proposal would not present any significant adverse impacts on residential or visual amenity.

Impact of works (Design and appearance) - The design would reflect the characteristics of development in the area, and in terms of proposed materials, it is intended to use external facing materials in keeping with the original house which are considered to be acceptable in design terms, although a condition has been attached to ensure that materials are adhered to.

Impact of works - (Car Parking) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 polices 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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, following negotiations, the initially submitted plans were revised in the interest of residential amenity, (dated 02/12/2021). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, received by the City Council as Local Planning Authority on 21 September 2021.

- Location and Site Plan, DRAWING NUMBER A101, REV P2;
- Existing Floor Plans, DRAWING NUMBER A102, REV P1;
- Existing Elevations, DRAWING NUMBER A103, REV P1;
- Proposed Floor Plans, DRAWING NUMBER A104, REV P2;
- Proposed Elevations, DRAWING NUMBER A105, REV P2;
- 3D Section, DRAWING NUMBER A106, REV P2;
- 3D Views, DRAWING NUMBER A107, REV P2; and
- 3D Impression, DRAWING NUMBER A108, REV P2; all received by the City Council as Local Planning Authority on 02 December 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The materials used to construct the external elevations of the extension hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy (2012).

4) 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) no windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on:

- Location and Site Plan, DRAWING NUMBER A101, REV P2;
- Proposed Floor Plans, DRAWING NUMBER A104, REV P2;
- Proposed Elevations, DRAWING NUMBER A105, REV P2;
- 3D Section, DRAWING NUMBER A106, REV P2;
- 3D Views, DRAWING NUMBER A107, REV P2; and
- 3D Impression, DRAWING NUMBER A108, REV P2; all received by the City Council as Local Planning Authority on 02 December 2021.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy SP1 and DM1 of the Manchester Core Strategy (2012).

5) Before the commencement of any above ground works, the outbuildings along the common boundary with no.4 Lingcrest Close, as shown on the Location and Site Plan, DRAWING NUMBER A101, REV P2 shall be removed in their entirety. No further outbuildings shall be erected without the express consent of the City Council as the Local Planning Authority.

Reason - In the interests of residential amenity pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Manchester Core Strategy (2012).

6) 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 part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and 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 policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

4 Lingcrest Close, Manchester, M19 2WJ
17 Hillcrest Drive, Manchester, M19 2RX
12 Lingcrest Close, Manchester, M19 2WJ
11 Lingcrest Close, Manchester, M19 2WJ
9 Lingcrest Close, Manchester, M19 2WJ
8 Lingcrest Close, Manchester, M19 2WJ
2 Lingcrest Close, Manchester, M19 2WJ
19 Hillcrest Drive, Manchester, M19 2RX
10 Lingcrest Close, Manchester, M19 2WJ

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2