

Planning

Strategic Development

Delegated officer report for planning application

Application no. 131248/FH/2021

Date registered: 6 August 2021

Proposal: Erection of single storey front extension to create porch

Address: 14 Evesham Road Manchester M9 7EH

Ward(s): Charlestown Ward

Applicant: Mr Arfan Malik

Agent (if any): Mr Rashid Mehmood 6B Cook Street Bury BL9 ORP

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adammitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30/09/2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29 September 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 16 August 2021 Expired: 6 September 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: Not applicable

Tree Preservation Order: Not applicable

Description of Area

The application site relates to a gable fronted 2 storey red/brown brick semi-detached dwellinghouse that has a full height projecting apron front. The property has a front side and rear garden, with the pedestrian and vehicular access being taken from the frontage off Evesham Road.

It is located on the bend of the Crescent and sits on a roughly triangular plot. It has 1 in curtilage parking space provided to the front garden. The boundaries to the front, rear and sides are of timber construction of varying heights.

The area is predominantly residential in nature and comprises of properties of a similar style and era to the application property, which are punctuated by small areas of grassed public open space.

Description of Development

The submitted application seeks planning permission for the erection of a single storey front extension to create a porch.

It is noted that under usual circumstances the proposed extension would fall under Class A.4, Schedule 2, Part 1, The Town and Country Planning (General Permitted Development) (England) Order 2015.

Planning History

127997/FH/2020 Erection of single storey and rear extension to form additional living accommodation- APPROVED- 24.11.2020

129732/FH/2021 Erection of two storey side and single storey rear extension to form additional living accommodation- APPROVED- 19.04.2021

Consultations & Notification Responses

Local residents were notified however no response were received

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

UNITARY DEVELOPMENT PLAN SAVED POLICIES

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that 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 the 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 states that 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 original buildings);

- b. They do not create 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 scene by virtue of design, use of materials or construction details.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment.

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.

- Impact on the surrounding areas 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 as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

The single storey front extension creating an infill porch to match the principal elevation of the dwellinghouse. The maximum height of the proposed porch is 3.2 metres with a total eaves height of 2.5 metres, and the width of the extension measuring 3.2 metres. The external materials utilised on the proposal will match those currently implemented on the existing property. This is therefore consistent with principles stated in DC 1.2, DC1.2 and DM1 of Manchester's Core Strategy.

Given the established planted boundary treatment and splayed boundary with increasing distance to the boundary, it is not considered that the proposed extension would have a detrimental impact upon the residential amenity currently enjoyed by either the occupants of number 16 or, 12 and 10 Evesham Road. Considered to be in accordance with NPPF Chapter 12 Achieving well design spaces and SP1 of Manchester's Core Strategy.

There is one proposed window along the principal elevation facing out onto the front garden, this is not considered to give rise any overlooking impacts or intrusive sight lines into 12 Evesham Road as it would sit behind the fence and the established planed boundary treatment.

Waste Management

The existing waste management arrangement will not be affected. Bins will be stored within curtilage, sufficiently screened behind boundary treatment and brought to the back of pavement on collection days; pursuant with the Manchester Core Strategy Development Plan Document Policy EN19.

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning 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 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: Location plan and drawings number IPS/R/14/M97EH, SHT 3 AND 4 received by the City Council, as the Local Planning Authority as City Council on 03 August and 06 August 2021.

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match, or be similar to, those of the existing building in type, size, colour and texture.

Reason- To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1- List of consultees & neighbours notified

11 Evesham Road Manchester M9 7DS

16 Evesham Road Manchester M9 7EH

25 Weybourne Avenue Manchester M9 7DH

27 Weybourne Avenue Manchester M9 7DH

21 Weybourne Avenue Manchester M9 7DH

13 Evesham Road Manchester M9 7DS

19 Weybourne Avenue Manchester M9 7DH

12 Evesham Road Manchester M9 7EH

23 Weybourne Avenue Manchester M9 7DH

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Area Team Boundary - Name: NORTH1