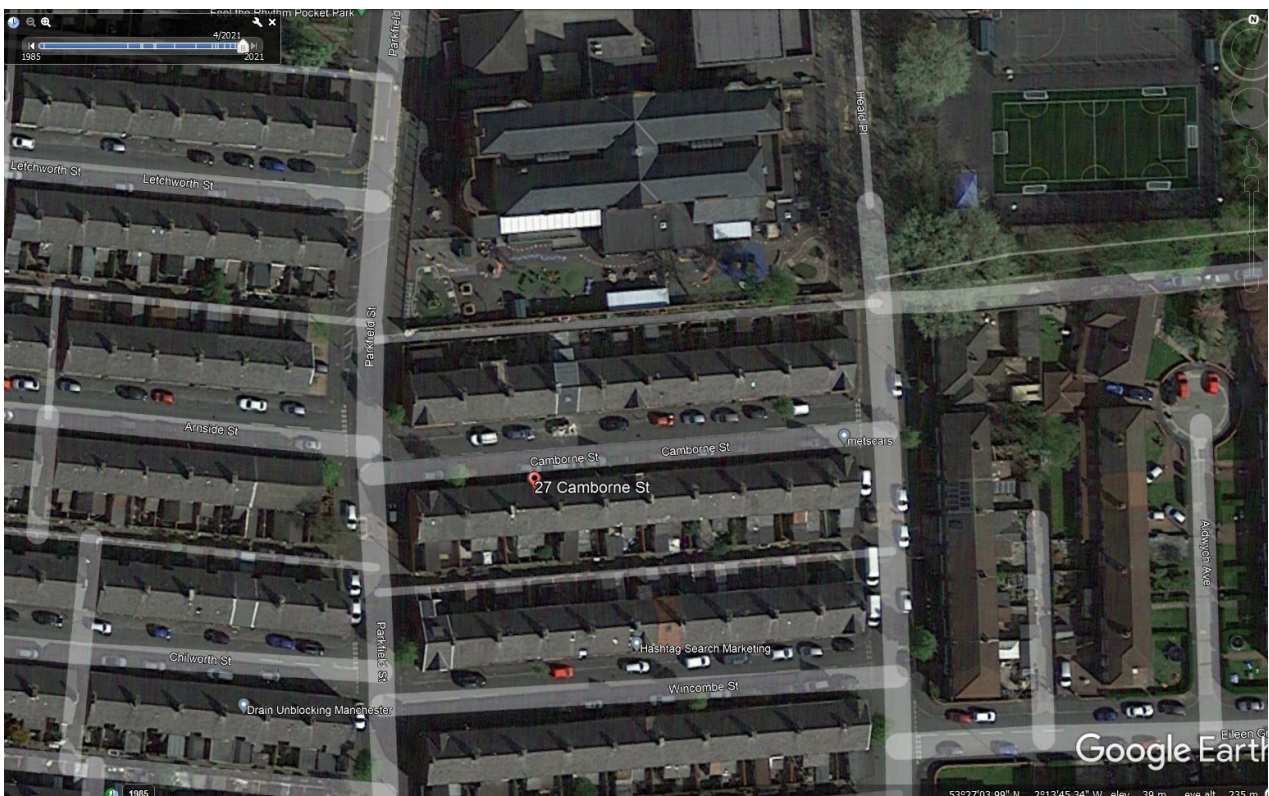


Planning

Growth & Development

Delegated officer report for planning application

Application no.	130988/FH/2021
Date registered valid:	20 July 2021
Proposal:	Erection of part single/part two storey rear extension and installation of dormer window to provide additional living accommodation
Address:	27 Camborne Street, Manchester, M14 7PH
Ward(s):	Moss Side Ward
Applicant:	Dr Mohammad Ziauddin Paracha And Mrs Lubna Salahuddin, 27 Camborne Street, Manchester, M14 7PH
Agent (if any):	Mr M. Amjad, Design 4 Build Services, 77 Fields New Road, Oldham, OL9 8BT
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	18 th October 2021



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	11 August 2021
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 23 July 2021 Expired: 13 August 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

The application site is a two bedroomed mid-terraced property, in the Moss Side Ward. There are no front gardens to the properties, however, there is a small yard to the rear, which are serviced by an alleyway for access to store the waste bins.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature surrounded by similar type properties.

Description of development

The applicant is seeking planning consent for the erection of a part single/part two storey rear extension and installation of dormer window to provide additional living accommodation

Consultations & Notification Responses

Local residents, as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered unacceptable and it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposal is deemed not to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Plans considered

The plans considered as part of this proposal are as follows:

EXISTING

Received 7th July 2021 numbered ZP-PP-02 30/06/2021 Plans and Elevations

Received 7th July 2021 numbered ZP-PP-03 Existing and Proposed Block Plan

PROPOSED

Received 13th October 2021 numbered ZP-PP-02 Proposed plans and elevations

History

There have been no previous planning applications relating to this site.

Residential Amenity

The applicant is seeking to extend the property for the erection of a part single/part two storey rear extension and installation of dormer window to provide additional living accommodation. Concerns were raised with the agent/applicant; However, although the scheme was amended, this is not considered sufficient to warrant approval of the application.

The ground floor element of the proposal would extend the length of the yard up to the rear boundary abutting the alleyway to a width of 3.0 metres. The roof would be mono pitch with the installation of a roof light. A door and window would be installed on the side elevation facing no. 25 Cambourne Street.

The proposed first floor extension would project 1.5 metres from the rear wall close to the shared boundary with no. 29 Cambourne Street extending a width of 3.0 metres retaining a gap to the shared boundary with no. 25 Cambourne Street. The roof would be flat with the installation of a window overlooking the rear yard area.

It is considered that the overall size, projection, scale, design and siting along the boundary, given the existing relationship of the properties is considered to give rise to loss of light and overshadowing first thing in the morning as well as having an overbearing presence to the detriment of residential amenity.

The City Council consider that the introduction of a first floor structure in this location would provide an overbearing and unsatisfactory visible appearance to the occupiers of the neighbouring properties particularly no. 29 Cambourne Street interrupting clear views currently enjoyed from the rear.

Overall, given the orientation of the application site and its relationship to the neighbouring properties, it is considered that the proposal would provide an overbearing structure which would be out of character with the area and lead to overshadowing and the loss of residential amenity currently being enjoyed by the occupiers of the adjacent properties. The proposal is therefore considered would conflict with policies as set out in the Core Strategy for the City of Manchester Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is believed to provide an overbearing impact upon the residential amenities of the adjoining properties and is not considered to be an acceptable addition to the original house and therefore, it is considered that the proposal would provide an overbearing structure which would be out of character with the surrounding properties in the area.

It is therefore considered that the scale and mass of the proposed extension is not satisfactory and is considered not to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is considered unacceptable with the existing and surrounding properties in the area. The design is not detailed as what is normally expected of such a structure

especially as the applicant proposes to introduce a flat roof to the first floor rear element of the proposal.

On balance it is considered that the design and appearance of the proposed development does not accord with Core Strategy Policies DM1 and EN1 and saved policy DC1. 2 and DC1.3 and in general the design is considered unacceptable.

Waste management

The applicant/agent confirmed the location of the refuse bins would be kept in the alley way to the rear of the property.

Parking

Parking is unaffected by this proposal.

Conclusion

It is considered that the proposal would provide visual harm to the occupiers of the adjoining properties by way of appearance, bulk and mass and if approved would provide an overbearing and detrimental impact on the residential amenity of the occupiers of the adjoining properties and the character of the area and therefore does not comply with Council saved policies DC1 of the Unitary Development Plan and policies DM1, SP1 and EN1 of the Core Strategy.

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: Refuse

Article 35 Declaration

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

1) The proposed development by reason of its siting, scale, appearance and proximity to the common boundary would have an overbearing and overshadowing impact, creating an intrusive feature in the form of expanse of brickwork along the boundary to the detriment of the residential amenity to the occupiers of the adjoining property. The proposal is therefore contrary to policies

SP1 and DM1 of the Manchester's Core Strategy Development Plan Document and saved Unitary Development Plan policies DC1 and the guidance within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

26 Camborne Street, Manchester, M14 7PH
30 Wincombe Street, Manchester, M14 7PJ
28 Wincombe Street, Manchester, M14 7PJ
26 Wincombe Street, Manchester, M14 7PJ
29 Camborne Street, Manchester, M14 7PH
25 Camborne Street, Manchester, M14 7PH
24 Wincombe Street, Manchester, M14 7PJ
28 Camborne Street, Manchester, M14 7PH
30 Camborne Street, Manchester, M14 7PH

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) -
Area Team Boundary - Name: SOUTH