

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130647/FH/2021

Date registered valid: 14 June 2021

Proposal: Erection of single storey side and rear extension to form additional living accommodation

Address: 5 Clumber Road, Manchester, M18 7LX

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Adryan Baldea 5 Clumber Road, Manchester, M18 7LX

Agent (if any): Mr Colin Williams Alpha Design 11 Gilda Crescent Road, Eccles, M30 9AG

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2nd September 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 August 2021 Expired: 31 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

The application relates to an interwar semi-detached property, which lies within a predominantly residential area of properties of similar type within the Gorton and Abbey Hey ward of Manchester. The application property is set within a substantial plot of land and has an existing single storey lean-to rear outrigger, a conservatory along the side elevation, a single storey side extension to facilitate a garage, a front driveway, including boundary treatment approximately 1.8m high along the side and rear elevations and gated access along the rear boundary. Debdale Lane runs immediately behind the rear of the application site and beyond that, Debdale Park a large open recreational space.

Description of development

The submitted application relates to the erection of a single storey side and rear extension to form additional living accommodation.

Concerns were raised with the agent with regards to the originally submitted proposal involving side facing windows to habitable rooms and constructional details relating to the proposed external facing materials for the extension. Following negotiations, the initially submitted plan

has been slightly revised in the interest of residential and visual amenity, (correspondence from agent dated 09/08/2021 and plans dated 13/08/2021).

The revised plan would consist of the initially proposed side facing window being omitted and the initially proposed render to the extension has been revised and would be limited brick.

The proposal would involve the demolition of the existing conservatory and rear lean-to outrigger to facilitate the new extension. It would be stepped away from the common boundaries with nos. 3 and 7 Clumber Road, measuring: depth 2913mm (along the common boundary with no. 7 Clumber Road) and depth 5362mm (along the common boundary with no. 3 Clumber Road) x width 8712mm x maximum height 3608mm). The proposed extension would have a flat roof configuration incorporating 3 lantern roof lights, in the roof elevation, including a window and bifold door facing the rear garden.

Consultations & Notification Responses

1. Local residents

No comments, objections or representation received.

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:

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

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- o Policy DM 1 (Development Management)

- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 (Residential Extensions) is considered relevant.

4. 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

In this instance, privacy concerns were raised with the agent with regards to the proposal involving side facing windows to habitable rooms and constructional details relating to the proposed external facing materials for the extension. Following negotiations, the initially submitted plan has been slightly revised in the interest of residential and visual amenity, (correspondence from agent dated 09/08/2021 and plans dated 13/08/2021).

Principle of development

The principle of the proposal to create additional residential accommodation is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey side and rear extension) - Given the existing contextual relationship along the side boundaries with nos. 3 and 7 Clumber Road; that the proposed

extension would be stepped away from these boundaries and the proposed maximum rearward projection would not exceed 2913mm; that the maximum proposed height would not exceed 3608mm, and the existing on-site car parking and refuse management arrangements would be unaffected, and substantial amenity space would still be retained, the proposal is considered to be a proportionate addition to the existing dwellinghouse. In addition, the proposal would be single storey, and given the siting of the proposed extension and that the rear garden backs onto Debdale Park, it is considered that there would be no significant impact in terms of the proposed massing of the extension. It is not considered that the proposal would have an undue adverse impact to the neighbouring houses, specifically; those at nos. 3 and 7 Clumber Road and therefore on balance, the proposed extension is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing, overshadowing or loss of privacy impacts.

Impact of works (Design and appearance) - The design would reflect the characteristics of development in the area, and in terms of proposed materials, the initially proposed render to the facades of the proposed extension have been revised (correspondence from agent dated 09/08/2021 and plans dated 13/08/2021). It is now proposed that the extension would comprise brickwork to be in keeping with the elevations of the existing house. This is considered to be acceptable in design terms, however, a condition is proposed to be attached to any approval to ensure that the materials under consideration are adhered to.

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

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

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (February 2019); 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 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

In this instance, privacy concerns were raised with the agent with regards to the proposal involving side facing windows to habitable rooms and constructional details relating to the proposed external facing materials for the extension. Following negotiations, the initially submitted plan has been slightly revised in the interest of residential and visual amenity, (correspondence from agent dated 09/08/2021 and plans dated 13/08/2021).

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:

- o Location Plan with application site edged in red, received by the City Council as the local planning authority on 14 June 2021.
- o Site Plan received by the City Council as the local planning authority on 14 June 2021.
- o Correspondence from agent dated 09/08/2021.
- o Existing Floor Plans and Elevations, Drg. No: 1, received by the City Council as the local planning authority on 2nd September 2021.
- o Proposed Floor Plans and Elevations, Drg. No: 2, received by the City Council as the local planning authority on 2nd 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 Manchester Core Strategy.

3) Notwithstanding the materials annotated on the elevation plans and as stated on the submitted information and correspondence from agent dated 09/08/2021, prior to above ground works, a sample of the external facing brick to be used on the extension hereby permitted shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved materials.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

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 extension hereby approved other than those stated on: Proposed Floor Plans and Elevations, Drg. No: 2, received by the City Council as the local planning authority on 2nd September 2021

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

5) 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

1093 Hyde Road, Manchester, M18 7LN
7 Clumber Road, Manchester, M18 7LX
2 Clumber Road, Manchester, M18 7LX
9 Clumber Road, Manchester, M18 7LX
3 Clumber Road, Manchester, M18 7LX
1 Clumber Road, Manchester, M18 7LX

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2