

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131524/FH/2021

Date registered valid: 6 September 2021

Proposal: Erection of single storey extension to front, side and rear of property to form additional living accommodation.

Address: 56 Crossacres Road, Manchester, M22 5AB

Ward(s): Sharston Ward

Applicant: Mr Simon Hulmes, 56 Crossacres Road, Manchester, M22 5AB

Agent (if any): N/a

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 November 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28.10.2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 9 September 2021 Expired: 30 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

The application relates to a two storey end-terrace C3 dwellinghouse of brown brick with a gable end roof. The property has not previously been extended, though there is a recently-built single storey outbuilding in the rear garden. The front garden has been paved over to create a large driveway.

Description of area

Crossacres Road, located between Hollyhedge and Brownley Road within the Sharston ward of Wythenshaw, is predominantly residential in nature but features a primary school and church as well as the terraced and semi-detached family dwellinghouses. The area benefits from its proximity to a metrolink station and several parks.

Description of development

The applicant wishes to build a single storey side, rear and front extension to provide additional living accommodation for a family dwellinghouse, in the form of a 3rd bedroom, with ensuite, as well as a front and rear porch.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey side, rear and front extension to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The front extension would project 1.5m forward of the principal elevation, with a total width of 7.5m, leaving a gap of 2.3m to the party wall (No.54). The side element would have a width of 3.3m with a total depth of 7.8m, leaving a gap of 0.8m to the boundary shared with No.58. The rear element would project 1.6m, with a width of 3.15m, leaving a gap of 3.2m to the party wall (No.54). The height to eaves would be 2.7m, with a maximum height of 3.2m at the front, 3.34m at the rear and 3.9m at the side. The plot leaves a generous space to the front and side, hence it can comfortably fit the extensions whilst leaving adequate gaps to the shared boundaries. The rear projection accords with that which is stipulated with policy DC1 (of 3.65m) and the porch is a similar size to nearby porches, including those at No's 60 and 62. The extensions are considered to be subservient to the host dwelling, with acceptable siting, scale and massing, in line with policies DM1 and SP1.

Appearance and visual amenity – The rear extension would feature a dual-pitched roof with rear-facing gable and the side/front extension would feature mono-pitched roofs with a hip where they meet at the corner, containing 2no rooflights. It would be constructed of matching light brown brickwork, concrete roof tiles and uPVC fenestrations, all to match the existing dwellinghouse and this has been conditioned. The front elevation would feature a bedroom window, bathroom window and new front door. The side elevation (facing No.58) would contain a high level window, the other side elevation (facing the adjoining semi No.54) would contain a new back door and the rear elevation would feature a set of French doors and a window. The design is relatively standard in appearance and though visible from the public highway, it is not considered to form a prominent feature within the street scene given its sympathetic materials, single storey nature and distance from the edge of the footpath (approx. 6.5m). Although it projects 1.5m forward of the principal elevation, this terrace is sited approx. 3.8m further back than the next terrace (from No.58), hence the proposal would not interrupt the wider building line. The proposal is deemed acceptable in appearance and is not considered to significantly harm the character of the house nor wider area.

Residential amenity – The proposal is single storey and leaves a gap of 0.8m to the side (boundary shared with No.58) and 2.3m at the front and 3.2m at the rear from the boundary shared with the adjoining semi No.54. Given the orientation, scale and adequate gaps, the proposal should not cause undue overshadowing of neighbouring plots. The only side-facing fenestration is the rear door (sited 3.2m from No.54) and the high level window facing No.58, which is located 1.9m above ground level, hence loss of privacy is not deemed an issue. In addition to this, no objections were received from local residents, hence there are no significant concerns regarding potential overlooking, overshadowing or overbearing issues due to its orientation and appropriate siting and scale, pursuant to policies DC1, DM1 and SP1.

Parking and refuse – Although the porch will encroach on the existing driveway there will be 5m x 5m+ left, which provides adequate space for 2 cars to be kept off-street, in line with policy DM1. A gap of 0.8m would be retained to the side boundary, which would allow for the transport of refuse bins to the rear, out of sight, also in line with policy DM1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor the visual amenity of the street/area, therefore the development is deemed acceptable and may commence in accordance with the submitted drawings and the following conditions.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawing numbered '0001 Rev A', stamped as received by the City Council as Local Planning Authority on the 6th September 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 extensions hereby permitted shall match or be similar to those of the existing building in type, size, colour and texture, as stated on the submitted application form.

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, DC1.2 and 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

55 Tranby Close, Manchester, M22 9ZB
58 Crossacres Road, Manchester, M22 5AB
54 Crossacres Road, Manchester, M22 5AB
Crossacres Primary Academy, Crossacres Road, Manchester, M22 5AD
53 Tranby Close, Manchester, M22 9ZB

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 45M
Area Team Boundary - Name: SOUTH