

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131477/FO/2021

Date registered valid: 24 August 2021

Proposal: Erection of two storey side extension to form additional living accommodation

Address: 14 Crammond Close, Manchester, M40 1PL

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mrs Samantha Shaw 14 Crammond Close, Manchester, M40 1PL

Agent (if any): Mr Andrew Jones 23 Langland Drive, M30 7NJ

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 October 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 21 September 2021

Standard consultations:

Printed: 1 September 2021

Expired: 22 September 2021

Neighbour notifications

Printed: 1 September 2021

Expired: 22 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:

Tree Preservation Order:

Description of area

The application site relates to 14 Crammond Close within the Miles Platting & Newton Heath ward of north Manchester. It is a two storey, semi-detached, red brick property. The property is 1 of 3 off Crammond Close, in a mini cul-de-sac, close to Stott's Lane. Stott's Lane leads onto allotment gardens. The property benefits from amenity space at the front in the form of concrete paving, with space for 2 parked cars, as well as amenity space to the side elevation in the form of a grassed garden area. Boundary treatment around the curtilage consists of a high wooden fence. Access to the garden can be gained externally by a personnel gate close to the front door.

Description of development

The submitted application seeks planning permission for the erection of a two storey side extension to form additional living accommodation. The proposal will have approximate dimensions of: Height: 6.22 (at the highest point)/ 4.75 (at the eaves) x Length: 8.7 x Width: 4 metres. The side extension will be set back from the primary building line by 0.6 metres on both ground and first floor levels and will extend the length of the house and continue to extend approximately 1.58 metres beyond the rear building line. The proposed roof will be lower than that of the host property by approximately 0.69 metres and the new roof eaves will be in line with those of the existing roof. The proposed extension will sit 0.8 metres away from the side

boundary (at the back of the extension) and 1.68 metres (at the front of the extension). The boundary concerned is that of Stott's Lane.

The proposal will create a garage and dining room on the ground floor and on the first floor two additional bedrooms and an en-suite to bathroom number 4. The extension would involve the insertion of a double window and garage door within the front elevation and a set of patio doors and two new windows to the rear elevation. No windows are proposed within the side elevation. Materials to be used, which will match the existing house in colour and style include bricks, tiles, and uPVC windows and doors.

The proposal details have been amended following conversations with the agent. The final amended drawings were submitted and registered, by City Council as Local Planning Authority, on 6 October 2021. The original submission did not have an adequate set back from the host property, was too wide and did not have a roof which was adequately lowered.

Consultations & Notification Responses

Local residents

The occupiers of the surrounding properties were consulted, and no representations were received.

Oldham Metropolitan Borough Council

Oldham Council were consulted, and no comments were received.

Issues

POLICY

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.- Relevant policies SP1, EN1 and DM1

Unitary Development Plan Saved Policies – Relevant saved policy DC1

The National Planning Policy Framework (July 2021)

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

ISSUES

Principle

The submitted development application is for the erection of a two storey side extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential/Visual Amenity

Due to the property's siting and the side elevation of the extension projecting onto Stott's Lane (which has no residential use), overbearing and overshadowing impacts are significantly reduced. No. 16 should not experience any adverse overshadowing effects since the extension will only project beyond the rear building line by approximately 1.58 metres. It is not considered that any unduly harmful impacts would arise from overlooking towards No.20. It is noted that there is a garage positioned within the rear of no.20 should help mitigate any impact. The paved area at the front of the property will add distance between the application property and no.12, as will the 0.6 metre set back from the principal building line. Significant overlooking issues would therefore be reduced.

In terms of residential amenity, the proposal will be located within the property's garden. Therefore, there will be a loss in amenity space. However, the parking area towards the front will be retained, as well as some amenity space to the side and rear of the property. The reduction in amenity space will create additional living accommodation to meet the changing residential needs of the family.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity. The amended drawings offer a more appropriate design in terms of scale, as the proposal is less bulky than the original submission, whereas the original design was not considered subservient to the host property.

Design and Appearance

The proposed extension has been designed sympathetically to relate to the application property. The extension will be made of materials used to match the existing property. A condition to that effect would be attached to any consent granted. The extension would involve the insertion of a double window and garage door within the front elevation and a set of patio doors and two new windows to the rear elevation. No windows are proposed within the side elevation of the extension. The design of a garage door will relate well to the residential area and will look similar to garages within the surrounding area. Those windows to be inserted within the front elevation of the extension will be typical of window positioning within the streetscene. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. The eaves level of both the existing and proposed roofs will align. Therefore, the proposal has been designed to be in keeping with the character of the existing house. It would not adversely affect the appearance of the existing dwelling.

The proposed extension would be set back from the front elevation by 0.6 metres. Due to the corner location within Crammond Close and the property's position close to Stott's Lane (helping to minimise visual impact), the proposed side extension is considered subservient to the existing property. This is pursuant to Policy DC1 within the UDP. Therefore, the siting and form of extension is considered acceptable.

Car parking

Car parking is currently provided on the paved surface in front of the property, close to the boundary with Stott's Lane. This provision will be unaffected by the proposal. As a garage is proposed on ground floor level, an additional parking space would be created.

Bin storage

Bins are currently located close to the side garden gate. Therefore, bin storage will be affected by the proposal. Bins could be stored elsewhere within the property's curtilage.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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:

- Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 24 August 2021.
- Drawing- Proposed- Plan, numbered 05, stamped as received by the City Council, as Local Planning Authority, on 24 August 2021.
- Drawing- Proposed- Plan, numbered 06, stamped as received by the City Council, as Local Planning Authority, on 24 August 2021.
- Drawing- Proposed- Notes, numbered 07, stamped as received by the City Council, as Local Planning Authority, on 24 August 2021.
- Drawing- Proposed- Notes, numbered 08, stamped as received by the City Council, as Local Planning Authority, on 24 August 2021.
- Drawing- Existing- Floor Plans, numbered 01, stamped as received by the City Council, as Local Planning Authority, on 24 August 2021.
- Drawing- Existing- Elevation, numbered 03, stamped as received by the City Council, as Local Planning Authority, on 24 August 2021.
- Drawing- Location Plan, stamped as received by the City Council, as Local Planning Authority, on 24 August 2021.
- Drawing- Proposed- Floor Plans, numbered 02 R02, stamped as received by the City Council, as Local Planning Authority, on 6 October 2021.
- Drawing- Proposed- Elevations, numbered 04 R02, stamped as received by the City Council, as Local Planning Authority, on 6 October 2021.
- Drawing- Site Plan- Existing, stamped as received by the City Council, as Local Planning Authority, on 6 October 2021.
- Drawing- Site Plan- Proposed, stamped as received by the City Council, as Local Planning Authority, on 6 October 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) The materials used to construct the external elevations of the extensions 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.

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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 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

Oldham Metropolitan Borough Council

20 Crammond Close, Manchester, M40 1PL

18 Crammond Close, Manchester, M40 1PL

16 Crammond Close, Manchester, M40 1PL

12 Crammond Close, Manchester, M40 1PL

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH1