

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 131197/FH/2021

Date registered valid: 29th July 2021

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

Address: 64 Assheton Road, Manchester, M40 1NL

Ward(s): Miles Platting and Newtown Heath Ward

Applicant: Mr Biju Padinjarekuttu Jose

Agent (if any): Mr Dean King, NK Architectural Services, Office 3 227
Finney Lane SK8 3PX

Case officer: Adam Mitchell
Tel: 01612344165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20.09.2021

Application details

Type of application: Full Householder Application

Development type: Household

Date of site visit: 20.08.21

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed 03.08.21 Expired 24.08.21

Site notice: No site notice had been published

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to a two-storey brick built semi-detached house on an irregular shaped plot, located within a residential estate in the Miles Platting and Newtown Heath ward of North Manchester. There is an existing single storey, flat roof structure which extends out 2.5metres from the non-adjoining side of the house. The rear wall is flush with the rear of the original house and the structure is 3 metres long. The site benefits from garden area to the front and rear, boundary screening to the front through the form of a brick wall and wooden fencing to the rear, with an off street car parking space.

Description of Development

The application seeks planning permission for the erection of an infill single storey extension to form additional living accommodation. The front elevation will be 3.3 metres wide and flush with the principal elevation, the side elevation width will be 5.3 metres, maximum height of 4 metres and eaves height of 3 metres. Located on the front elevation is one double-glazed window alongside a double-glazed obscured bathroom window proposed along the side elevation. Lastly, the rear elevation will exceed past the original side elevation in terms of width by 0.8m.

Planning History

The application site has been subject to a previous consent (072317/FH/2004/N1 Approved 17.08.2004)

Consultations Responses

Local residents were notified however no responses were received.

Environmental Health- Recommends that any approval have a condition to require the installation of a proprietary gas protection membrane.

Policies

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 and T2 Off street car parking 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;
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

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.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

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.

Principle

The proposed development is an infill single-storey 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 application is considered to be consistent with the aspirations of policies directly related to single storey extensions as they would meet the requirements identified in the NPPF.

The proposed application is not considered to have detrimental impact on the residential amenity currently experienced by neighbouring residential users. Being able to achieve a minimal impact to residential amenity is a core requirement under the NPPF and is evident within Chapter 12. Achieving well-designed places, *'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.'*

Assessing the applicant's proposal, it is clear that the application meets certain requirements under the saved DC1 of the UDP. The extension would bring 3.3m of built form along the principal elevation however given that the side elevation would only extend 0.8m from the established side elevation line there would be no detrimental impact on the occupiers of the neighbouring properties. The rear boundary form plays a significant role with only the tiled roof visible behind the current flat roof structure. Furthermore, the orientation of the building is such that no shadowing would result from the extension.

The design appears in keeping with the character of the original dwelling house, with the surrounding properties in the area being predominately semi-detached properties. The choice of materials as stated by the application form would match the existing property, it is considered that the extension would be in keeping with the character of the street scene. A material condition has been attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

The double glazed obscured bathroom window situated on the side elevation overlooks the applicants remaining side garden and boundary barrier. It is not considered that the proposed extension would have a detrimental impact upon either the residential or visual amenity of either the property itself, neighbouring properties or upon the character of the area within which it is located.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

There is off street parking provided by the driveway at the front of the property, accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Height, Scale and Massing

The development would be relatively modest and proportionate addition to the house that would be subservient to the existing property. On balance, it is therefore considered that the development meets the requirements of Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Siting

The proposed extension would be contained within the existing curtilage of the property and would not adversely affect the streetscene or neighbouring houses. On balance, it is therefore considered that the development meets the requirements of Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Waste Management

The storage and disposal systems include storage of bins in the rear garden where they are currently stored. Therefore, the bin arrangement remains unaffected by the proposed development and is considered acceptable.

It is considered that the proposed development would be in accordance with saved UDP policy DC1 and Core Strategy policies DM1 and SP1.

Parking

There is off street parking provided by the driveway at the front of the property, accords with the principles for residential extensions set out in policy DM1 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 Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the 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 Proposed drawings number A107 and A104 received by the City Council as Local Planning Authority as City Council on 29 July 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 house hereby permitted shall match those of the existing dwellinghouse 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, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Prior the commencement of development appropriate and comprehensive construction details of the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason- The development sites lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 List of consultees and neighbours notified

Environmental Health

55 Stansfield Street Newton Heath Manchester M40 1NF

45 Assheton Road Newton Heath Manchester M40 1WL

66 Assheton Road Newton Heath Manchester M40 1NL

62 Assheton Road Newton Heath Manchester M40 1NL

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

Landfill Buffer 250metres

Area Team Boundary - Name: NORTH1