

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129707/FH/2021

Date registered valid: 24 March 2021

Proposal: Erection of a single storey rear extension to form additional living accommodation following partial demolition of existing single storey extension.

Address: 79 Stamford Road, Manchester, M13 0SW

Ward(s): Longsight Ward

Applicant: Mr Serish Aslam 79 Stamford Road, Manchester, M13 0SW

Agent (if any): Mr M. Amjad Active Construction Ltd 44 Higher, Manchester, M12 6DA

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

Recommendation: Approve

Date of recommendation: 11 August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 26 March 2021 Expired: 16 April 2021

Neighbour notifications

Printed: 28 July 2021 Expired: 11 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

Planning history

117070/FH/2017 Erection of single storey extension to rear of dwellinghouse following partial demolition of existing single storey extension.

79 Stamford Road

Approved subject to conditions 13.09.2017

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

The application relates to a semi-detached dwellinghouse in a predominantly residential area of Longsight ward. The property has an existing single storey flat roof rear extension which projects 8m in depth, retaining a gap of 2.45m from the common boundary with no. 77 Stamford Road.

Description of development

The submitted proposal relates to the erection of single storey rear extension to form additional accommodation. The submitted plan would involve a proposed single storey rear extension which would cover the full width of the application building, projecting 8 metres in depth. Concerns were raised with the agent regarding this submitted proposal, and a revised scheme has been submitted which would involve the demolition of the rearmost element of the existing extension, thereby reducing it in length, to 6 metres and infilling the existing space alongside the

side boundary with no.77 Stamford Road. It is intended to leave a small gap (100mm) between the side elevation of the proposed extension and the common shared boundary with no.77 Stamford Road. The extension would have a pitched roof, with an eaves height of 2400mm metres, (maximum height 3800mm), a proposed width of 5900mm and would be constructed in materials to match the existing. All proposed windows and a door would face the rear garden.

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

Following revisions to the initially submitted plan, neighbours were re-notified. No comments, objections or representations were received.

2. Environmental Health

No comments regarding the application on this occasion.

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 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 principle 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

Principle

The principle of the proposal to create additional living 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 rear extension) - In light of the existing context; and as the revised plan would be the same design as the rear extension, which was previously approved in 2017, (ref:117070/FH/2017), it is considered that the revised proposal could be accommodated in this location. The revised proposal would involve the demolition of the rearmost element of the existing extension, thereby reducing it in length, to 6 metres and infilling the existing space alongside the side boundary with no.77 Stamford Road. It is intended to leave a small gap (100mm) between the side elevation of the proposed extension and the common shared boundary with no.77 Stamford Road, with a proposed structure having a maximum height 3800mm and a proposed width of 5900mm, and with the provision of a pitched roof to the whole of the resulting structure.

It is considered that the addition of a sloping roof would have a negligible impact upon the occupiers of the property to the west (81 Stamford Road). With regards to the relationship with no.77, whilst a new long structure is proposed along the common boundary, the eaves height is such that it would only partially sit above the existing boundary fence, between the two properties. Also it is considered that the provision of a shallow roof pitch ensures that there would be a minimal loss of outlook for the occupiers of that property. Also, in terms of footprint, the increased size, from approximately 28 square metres to approximately 35.5 square metres, is considered to be relatively modest.

Generally, therefore, in terms of scale, design and relationship with surrounding properties, it is not therefore considered that the extensions proposed would have an adverse impact upon the character of the area or the amenity of adjoining occupiers.

Furthermore, the proposed extension would not be visible from the primary highway, and would only be seen by the occupiers of the immediate site, specifically those at nos. 77 and 81 Stamford Road and those properties along the rear of the application site on Slade Grove, although there is a significant separation from these properties.

For these reasons, it is considered that there would be no undue significant impacts from the revised proposal, and the scheme would not adversely affect the streetscene or neighbouring houses, or would it be out of character with similar developments in the neighbourhood. In addition, although the revised proposed rearward projection at 6000mm is (2350mm) in excess of the guidance set out in saved policy DC1 regarding rearward extensions; it should be noted that the size of the extension meets the criteria for a larger home extension, as indicated in the Town and Country Planning (General Permitted Development) Order 2015.

In addition, given the size of the existing rear amenity space, and the rear amenity space that would be retained, along with the contextual relationship along the side and rear elevations, it is considered that the proposal would be acceptable subject to conditions. On balance, it is considered that the revised proposal would not present any significant adverse impacts on residential or visual amenity.

Impact of works (Design and appearance) - The design would reflect the characteristics of development in the area, and in terms of proposed materials, it is intended to use external facing materials in keeping with the original house which are considered to be acceptable in design terms, although a condition has been attached to ensure that appropriate materials are adhered to.

Impact of works - (Car Parking / Highways issues) - No impact on existing arrangement.

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 revised 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

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, following negotiations, the initial plan has been revised in the interest of residential amenity, (dated 22/07/2021). The local planning authority had no further issues to raise with the agent and appropriate conditions have 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:

- o Site Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 15 March 2021.
- o Waste management document received by the City Council as the Local Planning Authority on 24 March 2021.
- o Existing Floor Plans and Elevations, Dwg No. IJ-PP-01-21-07-2021, received by the City Council as the Local Planning Authority on 22 July 2021.
- o Proposed Floor Plans and Elevations, Dwg No. IJ-PP-02-21-07-2021, received by the City Council as the Local Planning Authority on 22 July 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the materials annotated on the elevation plans and as stated on the submitted information, prior to any above ground works in connection with the rear extension hereby approved, samples of the external facing materials 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 development hereby approved other than those shown on: Proposed Floor Plans and Elevations, Dwg No. IJ-PP-02-21-07-2021, received by the City Council as the Local Planning Authority on 22 July 2021.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy SP1 and DM1 Core Strategy for the City of Manchester.

5) 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 part of the resulting dwelling shall be used for any other purpose than Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3. For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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

Environmental Health

78 Slade Grove, Manchester, M13 0SJ
75 Stamford Road, Manchester, M13 0SW
Flat 2, 77 Stamford Road, Manchester, M13 0SW
Flat 1, 77 Stamford Road, Manchester, M13 0SW
77 Stamford Road, Manchester, M13 0SW
83 Stamford Road, Manchester, M13 0SW
81 Stamford Road, Manchester, M13 0SW
76 Slade Grove, Manchester, M13 0SJ
74 Slade Grove, Manchester, M13 0SJ
72 Slade Grove, Manchester, M13 0SJ

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2