

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129692/FH/2021

Date registered valid: 22 March 2021

Proposal: Erection of a part single, part two storey side and part single part two storey rear extension linking to garage and additional single storey rear extension to garage to form additional living accommodation

Address: 27 Montcliffe Crescent, Manchester, M16 8GR

Ward(s): Whalley Range Ward

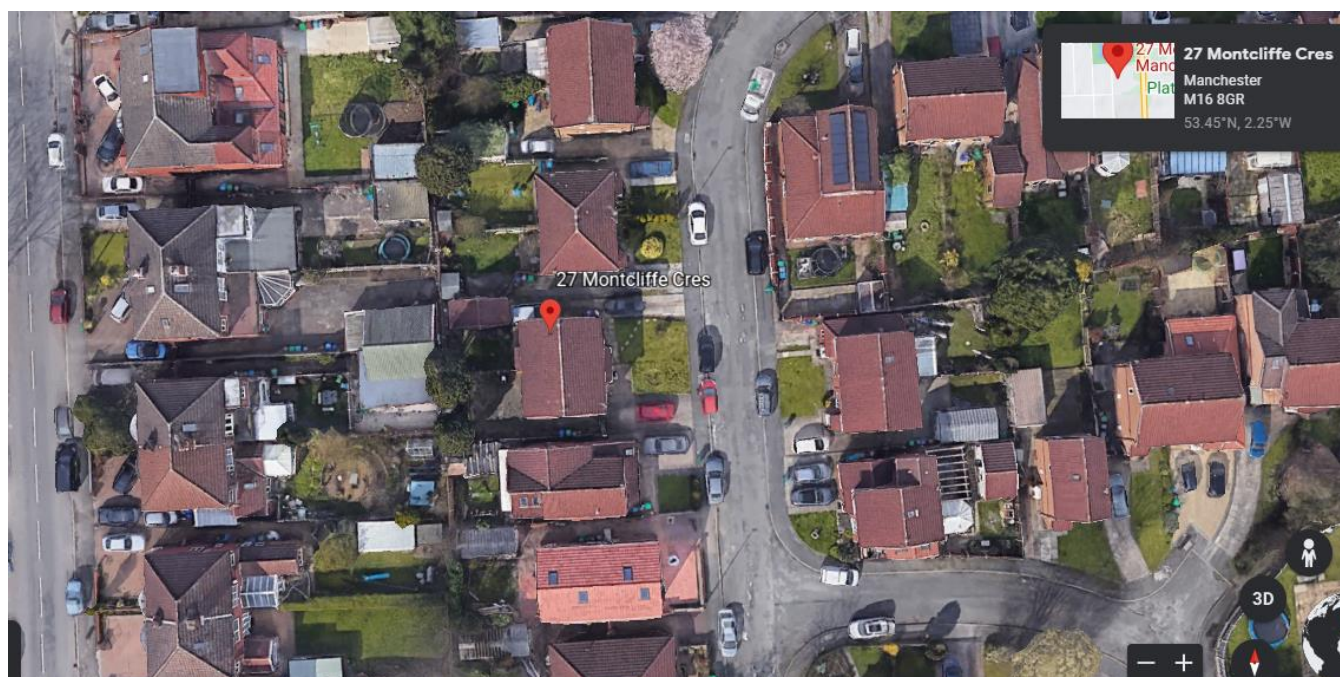
Applicant: Mr Kashif Mehdi 27 Montcliffe Crescent, Manchester, M16 8GR

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

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14th July 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: 23 March 2021 Expired: 13 April 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

The application relates to a two storey brick built dwelling house within a late 1980's estate. The property features a gable roof of interlocking tiles. In terms of amenity space, the site benefits from gardens to the front and rear. The area is residential in character and the property forms part of a modern, open-plan estate built approximately 30 years ago, which has a mix of house types ranging from small semi-detached starter homes, to larger detached dwellings such as bungalows and two-storey houses some of which have been extended.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in character

Description of development

Erection of a part single, part two storey side and part single part two storey rear extension linking to garage and additional single storey rear extension to garage to form additional living accommodation

Consultations & Notification Responses

Local residents/public opinion - There have been 4 letters of objection in relation to this proposal, summary of comments as follows:

- The building work has already taken place
- The plans available on the council website lack detail and do not show the distance to any of the property boundaries or specify the type of glass to be used in overlooking windows.
- The original garage has been incorporated into the new extension and has itself been extended all the way to the rear boundary fence
- The garage shown on diagrams 2A & 3, is shown as a separate building with an unspecified gap to the rear boundary and also an unspecified gap to the main property.
- The window on first floor of the extension has normal non-frosted glass and does not just overlook our garden but provides views into our property.
- If the driveways between No 27 & No 29 Montcliffe Crescent were originally of equal width then it looks like the guttering on the extension may be overhanging the driveway of No 29 Montcliffe Crescent.
- The new tiling on the roof is not in keeping with the rest of Montcliffe Crescent.
- Removed party wall without permission.
- The house has completely changed its look, the porch has been removed adjoining the neighbour's porch which looks unsightly

Policy and Issues

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

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There have been 3 previous planning applications relating to this site as follows:

122467/FH/2019- Erection of single-storey front extension, part single, part two-storey side and rear extension to form additional living accommodation– This application was **withdrawn** on 7th March 2019

123129/FH/2019- Erection of single-storey front extension, part single, part two-storey side and rear extension to form additional living accommodation. This application was **Refused** on 29th May 2019 for the following reasons:

The proposed development due to its poor design, scale and massing and relationship to the original house and the existing garage would form an unduly visually obtrusive feature to the detriment of visual amenity and character of the area, and would form an overly bulky, structure with an overbearing impact to the occupiers of no. 29 Montcliffe Crescent and as such is contrary to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

124018/FH/2019 - Erection of a two storey side and part single part two storey rear extension to form additional living accommodation. This application was **approved** 23rd August 2019

Residential Amenity

Concerns have been raised by local residents in relation to the repositioning of the front porch, the addition to the rear of the existing garage, the tiles on the roof and the party wall. The applicant is undergoing enlargement to the property and proposes some changes which are not considered to be minor hence the submission of the current application. The applicant proposes to erect a part single, part two storey side and part single part two storey rear extension linking to garage and additional single storey rear extension to garage to form additional living accommodation. The property is situated within a modern 1980's estate in the Whalley Range area of Manchester. Many of the properties have undergone changes by means of extensions both single and two storey, however, have retained the character of the estate.

The ground floor element of the proposal would be in line with the front wall of house extending along the side and projecting beyond the rear wall of the house by approximately 1.5m wrapping around the property extending across the rear wall of the house up to the shared boundary with the adjoining semi-detached property. The roof would be a mono pitch sloping roof with the addition of 2 x rood lights.

The extension would be adjacent to the shared boundary with no. 29 Montcliffe Crescent. The first floor side would be setback from the front wall of the house by approximately 1.5m extending along the side and projecting beyond the rear approximately 1.5m. the roof would be gable to reflect the existing roof of the property.

Garage

There is an existing garage/outbuilding in the rear garden alongside the shared boundary with no. 29 Montcliffe Crescent. The applicant proposes to increase the length of the garage which although is situated close to the rear extension of the property would not adjoin this outbuilding.

A window is proposed facing the garden, however given the gap to the shared boundary with no. 25 Montcliffe Crescent together with the boundary treatment, it is not anticipated that there would be any overlooking or loss of privacy from this additional window.

Porch

Concerns have been raised regarding the removal of the existing porch from the adjoining neighbours porch. The applicant proposes to relocate the front porch by removing it from an adjoining neighbour's porch and erecting the porch in front of the extension proposed. The porch would measure approximately 1m x 2.9m. given the size of the proposed porch, this is considered to be an acceptable addition within this location of the property especially as the application is proposing a new internal layout and therefore the new entrance would support this.

Overall, the impression of subservience is achieved by the height of the proposed roof being set down from the height of the existing roof. Given the height, projection and relationship to adjacent properties, it is considered that the proportions of the extensions are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use render and tiles as specified in the application form. The applicant has confirmed via email dated 13th July 2021 that they will be rendering the original property under permitted development. The property forms part of a late 80's build estate where some of the properties are rendered and therefore the introduction of render is considered to be acceptable in this case. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Refuse Bins

Bins storage is proposed along the boundary line with no. 25 Montcliffe Crescent which would be screened from the road by a timber surround and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking space would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working - 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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 drawing:-

Revised drawing numbered 3A, labelled 27 Montcliffe Crescent, Whalley Range, Proposed Floor Plans and Elevations, received by the City Council as Local Planning Authority on 2nd June 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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

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

Appendix 1 – List of consultees & neighbours notified

Flat, 29 Springbridge Road, Manchester, M16 8PW
14 Montcliffe Crescent, Manchester, M16 8GR
25 Montcliffe Crescent, Manchester, M16 8GR
12 Montcliffe Crescent, Manchester, M16 8GR
29 Montcliffe Crescent, Manchester, M16 8GR
29 Springbridge Road, Manchester, M16 8PW
27 Springbridge Road, Manchester, M16 8PW

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
Area Team Boundary - Name: SOUTH