MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129873/FH/2021
Date registered valid:	29 March 2021
Proposal:	Erection of single storey side and rear extension to form additional living accommodation
Address:	7 Croom Walk, Manchester, M40 7HQ
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Ken Nakae Sandton London EC1Y Ltd Suite 1, 315 Regents Park Road, London, N3 1DP
Agent (if any):	Jeff Smith 115 Queen Victoria Road, Sheffield, S17 4HU
Case officer:	Janine Renshaw-Livesey Tel: 0161 234 4555 Email: janine.renshaw-livesey@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	20 May 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: 1 April 2021 Expired: 22 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site is a two storey end terraced property located on Croom Wall which is situated within a predominately residential area of Newton Heath. The proposal includes the installation of a wrap round extension after the exiting conservatory has been demolished.

The proposal seeks consent for the erection of single storey side and rear extension to provide additional living accommodation. The rear projection measures 3m x 8m width x 11.3m overall length x 2.7m eaves height.

Site History

086658/FH/2008/N1 Erection of single storey rear conservatory: Approved
084232/FH/2007/N1Erection of a first floor side and rear extension to form additional living accommodation: Refused
080014/FH/2006/N1Erection of a single storey rear extension: Approved

Consultations & Notification Responses

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

Issues

POLICIES
UNITARY DEVELOPMENT PLAN SAVED POLICIES
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 a 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.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:
a) rearward extensions greater than 3.65m (12ft) in length

NATIONAL PLANNING POLICY FRAMEWORK
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.

LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (ADOPTED 11 JULY 2012)
Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-
Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Protect and enhance the built and natural environment

Policy DM 1 states that 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 and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

ISSUES
AMENITY

The submitted application is for the erection of a single storey side and rear wrap round extension with pitched roof to form additional living accommodation.

The property sits within a rectangular plot and is an end property in a row of four similar type properties. The front of the property facings a pedestrianised walkway.

The proposal relates to a pitch roof, single storey side and rear extension which has an overall projection of 3 metres and replaces the existing conservatory that also projects 3m from the original rear elevation of the dwelling house. The majority of the built form wraps round the side of the host dwelling and runs parallel with the adjacent highway known as Marcer Road. The side extension would be set back by 2200mm from the front elevation of the dwelling house. The height of the extension at the eaves measure 2.7m similar to that of the conservatory it replaces. Due to the height, scale and massing of the extension and its relationship with the surrounding properties the proposed extension poses minimum impact upon loss of light and overshadowing as the orientation of the property is west (front) facing with the proposed extension to the east elevation. However due to the proposed size, scale and height of the extension, there appears to be no significant issues relating to visual or residential amenity, overshadowing or loss of light on the adjacent properties.

Overall, the proposed extension is considered to be subservient to the existing property and therefore does not create any significant impact in terms of visual and residential amenity or within the local surrounding area.

No windows or opening are proposed in the side elevations of the new extension two new door patio doors window have been proposed in the elevation overlooking rear garden area, roof lights will provide additional lighting to the extension. The proposed openings do not pose issues in terms of residential amenity; overlooking or privacy. A condition shall be applied to any approval for no further windows and doors in any of the elevations.

DESIGN & APPEARANCE

The proposed extensions are in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

CAR PARKING

The current car parking arrangement are unchanged by this proposals.

BIN STORAGE

There is adequate space for bins along the side and rear of the property.

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 polices 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 accordance with the policies within the Development Plan.

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:

The Location Plan and the drawings numbered PL 02 Rev A and PL 03, stamped a received on the 29 March 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) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building 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) 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 extension hereby approved other than those shown on the approved drawing numbered PL 02 Rev A and PL 03, stamped a received on the 29 March 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

5 Croom Walk, Manchester, M40 7HQ
42 Marcer Road, Manchester, M40 7HW
38 Marcer Road, Manchester, M40 7HW
8 Croom Walk, Manchester, M40 7HQ
40 Marcer Road, Manchester, M40 7HW
36 Marcer Road, Manchester, M40 7HW
34 Marcer Road, Manchester, M40 7HW
8 Alker Road, Manchester, M40 7HR

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH1