

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129529/FH/2021

Date registered valid: 9 March 2021

Proposal: Erection of a two storey rear extension together with infilling of front elevation, installation of pitched roof, raising of roof height and elevational alterations together with demolition of rear garage and extension to side garage to form additional living accommodation

Address: 136 Middleton Road, Manchester, M8 4LB

Ward(s): Crumpsall Ward

Applicant: Mr. & Mrs. Tariq 136 Middleton Road, Manchester, M8 4LB

Agent (if any): Mr Muthahar Khan Studio Tashkeel Architecture 89 Princess Street, Manchester, M1 4HT

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 April 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: 16 March 2021 Expired: 6 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a two storey detached dwellinghouse located within the Crumpsall Ward of North Manchester and is located approximately 0.3 miles north of the Crumpsall Lane Conservation Area. The property lies higher the adjacent highway and neighbouring properties to the North. The surrounding area is largely residential in character and the art deco style r of the application property appears significantly different to that of the residential dwellinghouses to the north and west however more in keeping with the character of the flats to the south of the property.

The property has an existing single storey conservatory and a large detached rear garage sited within the rear garden.

Description of Development

The submitted application seeks planning permission for the erection of a two storey rear extension together with infilling of front elevation, installation of pitched roof, raising of roof height and elevational alterations together with demolition of rear garage and extension to side garage to form additional living accommodation

The proposal is a resubmission of a previously approved application referenced 125906/FH/2020. The changes to the previous application are as follows:

- Erection of a Single-storey Extension and Roof Alteration from flat to pitched roof of the Existing Garage

- Raising of the Roof Ridge Level in order to Create Additional Accommodation at Loft Level
- Addition of a Vertical Feature Window on the Upper Segment of the Gable on the Front Elevation.
- Velux Windows to be Added to Rear Elevation as well as a New Window to existing side elevation of the property

Planning History:

125906/FH/2020 - Erection of a two storey rear extension together with infilling of front elevation, installation of pitched roof and elevational alterations together with demolition of rear garage and side storage area to form additional living accommodation - 09 March 2021

Consultations & Notification Responses

Local residents were notified however no responses were received

Policy

NPPF (2019)

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:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

Extant UDP 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:

Policy DC1.1 - Relates to residential extensions and in this case requires consideration of: the impact of the general character of the property; the effect upon the amenity of neighbouring occupiers; the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs and the overall appearance of the proposal in the street-scene.

Given the requirements of the resident it is considered that this policy is relevant and the proposed design represents an appropriate response.

Policy DC1.2 - Requires consideration of the extensions to ensure that it is not excessively large or bulky. It is considered that the extension is a proportionate response to meet changing occupational needs.

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a). rearward extensions greater than 3.65 metres in length;
- b). 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c). 2-storey extensions to terraced properties which occupy the full width of the house;
- d). flat roofed extensions to bungalows;
- e). extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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.

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.

The following policies are relevant for this application:

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 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.

Issues

Residential Amenity

It is not considered that the proposed extension would give rise to any significant impacts on the residential amenity of adjoining occupiers. The rear wall of the existing house currently sits approximately 1.5 metres behind the two storey outrigger of the adjacent property to the south no. 138 Middleton Road. The proposed rear extension would therefore project a further 2.5 metres beyond the rear outrigger of no. 138. Whilst it is recognised that there are some potential overshadowing impacts to the rear garden of the neighbouring property due to the orientation of the property, these are not considered to be significant enough to cause undue harm to the amenity of the adjacent property. Moreover, taking into account the gap between the two properties of approximately 6 metres, and the additional projection past the rear wall of no. 138 of 2.5 metres only, additional overshadowing impacts are considered to be minimal.

The existing garage to the north side elevation would be extended rearwards and would have a depth of approx. 9 metres and include the insertion of a pitched roof which would raise the roof height by approximately 1 metre. There are not considered to be any harmful impacts on residential amenity in relation to this element as the proposal would not project rearwards of the existing house and would be a single storey extension of the existing garage. It would also not involve the insertion of any new openings on the side elevations.

There is an additional window proposed at first floor level in the side elevation facing no. 138 Middleton Road. Due to the change in levels from the neighbouring property to the application property, the proposed new window would be set at the roof level of the neighbouring property which is considered to reduce potential overlooking impacts. Notwithstanding the position of the window, a condition requiring this window to be obscurely glazed will be attached to ensure this window does not give rise to any overlooking or loss of privacy impacts to the neighbouring occupiers.

There are two existing windows on the side elevation facing the flats at Lovell court and these would be maintained in the same position following the development and therefore there are not considered to be any additional overlooking impacts to occupiers of the flats at Lovell Court.

Visual Amenity

The proposed scheme involves the installation of a pitched roof which would alter the character of the existing property significantly in an attempt to bring the design of the property in line with existing properties to the North and West.

The proposal also involves the raising of the existing roof height, as the property is located on a slope the existing property is set above the adjacent property to the south and below that to the north. The proposed street scene elevations show that this relationship will be maintained and that the roof ridge level would not exceed that of the neighbouring property to the north.

Whilst it is recognised that some harm may arise by the changing the art deco character of the property, given that the surrounding properties are of a different character to that of the application property, and that the proposal would ensure that the property does not appear incongruous within the street scene any harm is not considered significant enough to warrant the refusal of the application.

A condition will be attached to ensure materials are agreed before above ground works commence, this is so that the materials, particularly the roof tiles of a similar appearance and quality.

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 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 drawings and documents:

-Location Plan drawing ref. PL 001 received by the City Council as Local Planning Authority on 26 February 2021.

-Existing Ground Floor Plans drawing ref. PL 002 received by the City Council as Local Planning Authority on 09 March 2021.

-Existing First Floor and Roof Plans drawing ref. PL 003 received by the City Council as Local Planning Authority on 09 March 2021. -Existing Elevations drawing ref. PL 004 received by the City Council as Local Planning Authority on 09 March 2021.

-Existing Elevations drawing ref. PL 005 received by the City Council as Local Planning Authority on 09 March 2021.

-Existing Street Elevation drawing ref. PL 006 received by the City Council as Local Planning Authority on 09 March 2021.

-Proposed Ground Floor Plan drawing ref. PL 012 received by the City Council as Local Planning Authority on 26 February 2021.

-Proposed First Floor Plan drawing ref. PL 013 received by the City Council as Local Planning Authority on 26 February 2021.

-Proposed Second Floor Plan drawing ref. PL 014 received by the City Council as Local Planning Authority on 26 February 2021.

-Proposed Elevations drawing ref. PL 015 received by the City Council as Local Planning Authority on 26 February 2021.

-Proposed Elevations drawing ref. PL 016 received by the City Council as Local Planning Authority on 26 February 2021.

-Proposed Street Elevation drawing ref. PL 017 received by the City Council as Local Planning Authority on 26 February 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, 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.

3) Prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development, external surfaces and boundary treatment shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) Before first occupation of the first floor window on the side elevation as shown on 'Proposed Elevations drawing ref. PL 016' received by the City Council as Local Planning Authority on 26 February 2021, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved 'Proposed Elevations drawing ref. PL 015' and 'Proposed Elevations drawing ref. PL 016' received by the City Council as Local Planning Authority on 26 February 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

4 Bowker Bank Avenue, Manchester, M8 4LF
4 Mountford Avenue, Manchester, M8 4LN
138 Middleton Road, Manchester, M8 4LB
157 Middleton Road, Manchester, M8 4JZ
Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 10, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 8, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 5, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 1, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 9, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 7, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 4, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 2, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 16, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 13, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 11, Lovell Court, Middleton Road, Manchester, M8 4LB
6 Bowker Bank Avenue, Manchester, M8 4LF
Flat 11, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 7, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 4, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 2, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
2 Mountford Avenue, Manchester, M8 4LN
155 Middleton Road, Manchester, M8 4JZ
Flat 8, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 6, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 5, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 3, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 18, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 17, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 15, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 14, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 12, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 10, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 1, Lovell Court, Middleton Road, Manchester, M8 4LB

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
Area Team Boundary - Name: NORTH1