

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129759/FH/2021

Date registered valid: 13 April 2021

Proposal: Erection of single storey side and first floor rear extensions, together with the installation of front and rear roof dormers to form additional living accommodation

Address: 9 Belhaven Road, Manchester, M8 4WR

Ward(s): Crumpsall Ward

Applicant: Mr Mohammed Sajid Hussain 9 Belhaven Road, Manchester, M8 4WR

Agent (if any): Mr T R Patel 65 Oakhill Court, Salford, M7 4BX

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 June 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: 15 April 2021 Expired: 6 May 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

This application relates to a single storey semi-detached bungalow, situated within a residential area or Crumpsall in the north of Manchester. The residential property is situated on a gradient sloping down towards Belhaven Road. The site benefits from a side, front and rear garden area.

The submitted application is for the erection of single storey side and first floor rear extensions, together with the installation of front and rear roof dormers to form additional living accommodation. The single storey side extension is to create additional living space measure 5 x 3 metres, The rear dormer measures 10.5m width and the front dormer measures 5.5 m width and the introduction of a skylight on the front roof elevation.

Planning History

A previous application at the property was withdraw under ref 128335/FH/2020, as it was considered that the front dormer was overlarge. The current proposal has been modified to reduce the size of the front dormer.

Consultations & Notification Responses

Local residents were notified however no responses were received

Issues

Policy

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 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): Economic,. Environmental and Social.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- c) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- d) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁵, unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁶; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- 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 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.
- 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.

Issues

AMENITY

The application site relates to a semidetached bungalow which sits within a rectangular plot. The proposed side extension would leave a gap between the shared common boundary with the non-adjoining property and has a considerable setback from the front elevation of the dwelling house. The proposed side extension replaces an extension that has a larger foot print than the proposed. There is one proposed window overlooking rear yard area as result of the side extension. In term, of size, position, scale and massing an orientation of the side extension along with no windows on side elevation of the extension therefore there would be no adverse impact on the occupiers of the surrounding properties more specifically no. 11 property due to the presence of this extension.

Residential Amenity

The applicant proposes to install a front and rear dormer including the installation of a roof light to the front elevation. The rear dormer would be set down from the main roof ridge of the house considerably, retaining gaps to the side and setback from eaves. A rear dormer would normally fall within permitted development; however the installation of the dormer requires a hip to gable roof alteration and requires consent.

There would be three windows overlooking the existing garden, and two on the front, one of which will be obscurely glazed. However, given the distance to rear properties it is unlikely to provide any further overlooking or loss of privacy than that given from the existing first floor rear window.

The proposal is considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers.

Scale and Mass

The size and footprint of the proposed dormer is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed changes 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 and in terms of the proposed materials it is intended to use brick and tile specified in the application form. The adjoining property has similar front and rear dormers and the design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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

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 based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary and appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and 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:

Plan Showing, 'Proposed Floor, Elevation and Site Plan', and Plan Showing, 'Proposed Roof Plans, and the Location Plan included within the scanned application form document, stamped as received on the 12 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 'Proposed Floor, Elevation and Site Plan', and Plan Showing , ' Proposed Roof Plans, stamped as received on the 12 March 2021.

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

5) Prior to the first occupation of the development, the first floor bathroom window shown on the drawing titled, 'Proposed Floor, Elevation and Site Plan', and Plan Showing , ' Proposed Roof Plans, stamped as received on the 12 March 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.

Appendix 1 – List of consultees & neighbours notified

30 Carmel Court, 14 Holland Road, Manchester, M8 4NP
29 Carmel Court, 14 Holland Road, Manchester, M8 4NP
28 Carmel Court, 14 Holland Road, Manchester, M8 4NP
27 Carmel Court, 14 Holland Road, Manchester, M8 4NP
26 Carmel Court, 14 Holland Road, Manchester, M8 4NP
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24 Carmel Court, 14 Holland Road, Manchester, M8 4NP
23 Carmel Court, 14 Holland Road, Manchester, M8 4NP
22 Carmel Court, 14 Holland Road, Manchester, M8 4NP
21 Carmel Court, 14 Holland Road, Manchester, M8 4NP
20 Carmel Court, 14 Holland Road, Manchester, M8 4NP
19 Carmel Court, 14 Holland Road, Manchester, M8 4NP
18 Carmel Court, 14 Holland Road, Manchester, M8 4NP
17 Carmel Court, 14 Holland Road, Manchester, M8 4NP
16 Carmel Court, 14 Holland Road, Manchester, M8 4NP
15 Carmel Court, 14 Holland Road, Manchester, M8 4NP
14 Carmel Court, 14 Holland Road, Manchester, M8 4NP
13 Carmel Court, 14 Holland Road, Manchester, M8 4NP
12 Carmel Court, 14 Holland Road, Manchester, M8 4NP
11 Carmel Court, 14 Holland Road, Manchester, M8 4NP
10 Carmel Court, 14 Holland Road, Manchester, M8 4NP
9 Carmel Court, 14 Holland Road, Manchester, M8 4NP
8 Carmel Court, 14 Holland Road, Manchester, M8 4NP
7 Carmel Court, 14 Holland Road, Manchester, M8 4NP
6 Carmel Court, 14 Holland Road, Manchester, M8 4NP
5 Carmel Court, 14 Holland Road, Manchester, M8 4NP
4 Carmel Court, 14 Holland Road, Manchester, M8 4NP
3 Carmel Court, 14 Holland Road, Manchester, M8 4NP
2 Carmel Court, 14 Holland Road, Manchester, M8 4NP
1 Carmel Court, 14 Holland Road, Manchester, M8 4NP
Laurel Court, 10 Holland Road, Manchester, M8 4NP
Flat 5, Laurel Court, 10 Holland Road, Manchester, M8 4NP
Flat 2, Laurel Court, 10 Holland Road, Manchester, M8 4NP
14 Belhaven Road, Manchester, M8 4NS
Flat 8, Laurel Court, 10 Holland Road, Manchester, M8 4NP
Flat 4, Laurel Court, 10 Holland Road, Manchester, M8 4NP
Flat 3, Laurel Court, 10 Holland Road, Manchester, M8 4NP
Flat 1, Laurel Court, 10 Holland Road, Manchester, M8 4NP
7 Belhaven Road, Manchester, M8 4WR
11 Belhaven Road, Manchester, M8 4WR
8 Belhaven Road, Manchester, M8 4NS
12 Belhaven Road, Manchester, M8 4NS
10 Belhaven Road, Manchester, M8 4NS
Suite F, 12 Holland Road, Manchester, M8 4NP
Suite E, 12 Holland Road, Manchester, M8 4NP
Suite D, 12 Holland Road, Manchester, M8 4NP
Suite C, 12 Holland Road, Manchester, M8 4NP
Suite B, 12 Holland Road, Manchester, M8 4NP
Suite A, 12 Holland Road, Manchester, M8 4NP
12 Holland Road, Manchester, M8 4NP

Carmel Court, 14 Holland Road, Manchester, M8 4NP
Flat 7, Laurel Court, 10 Holland Road, Manchester, M8 4NP
Flat 6, Laurel Court, 10 Holland Road, Manchester, M8 4NP
57 Carmel Court, 14 Holland Road, Manchester, M8 4NP
56 Carmel Court, 14 Holland Road, Manchester, M8 4NP
55 Carmel Court, 14 Holland Road, Manchester, M8 4NP
54 Carmel Court, 14 Holland Road, Manchester, M8 4NP
53 Carmel Court, 14 Holland Road, Manchester, M8 4NP
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33 Carmel Court, 14 Holland Road, Manchester, M8 4NP
32 Carmel Court, 14 Holland Road, Manchester, M8 4NP
31 Carmel Court, 14 Holland Road, Manchester, M8 4NP

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