

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128580/FH/2020

Date registered valid: 21 November 2020

Proposal: Erection of first floor extension with a pitched roof to bungalow to form a 2 -storey dwellinghouse with part single, part 2-storey rear extension to form additional living accommodation (Class C3)

Address: 19 Addison Close, Manchester, M13 9SB

Ward(s): Ardwick Ward

Applicant: Mr. Manan Ahmed 19 Addison Close, Manchester, M13 9SB

Agent (if any): Mr. Niamat Ali NA Design 47 Egerton Road South, Manchester, M21 0YW

Case officer: Harriet Aidoo
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Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 July 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 25 November 2020

Expired: 16 December 2020

Neighbour notifications

Printed: 10 June 2021

Expired: 20 June 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: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application relates to bungalow at the end of a row of 2 storey and 3 storey dwellinghouses with a residential cul-de-sac in Ardwick ward. The property benefits from amenity space along the front and rear elevations, including an existing front porch. There is no boundary treatment along the front curtilage of the property. The amenity space to the front of the property is in-part tarmaced to allow for off-street car parking. This row of dwellinghouses were built a shared access route runs along the side and rear elevation of the application site, to enable bins to be brought from the rear of the property to Addison Close on collection day. There is timber frame fencing abutting this route and the common boundaries with no. 21 Addison Close along the side elevation and Westman Drive along the rear elevation of the application site.

Description of development

The initially submitted application related to the erection of first floor extension with a pitched roof to bungalow to form a 2 -storey dwellinghouse with single storey front extension and part single, part 2-storey rear extension to form additional living accommodation (Class C3).

Concerns were raised during the application process in relation to the proposed size, scale and massing impact, along with the proposed front extension and proposed projections of both along the front and rear elevations, along with the proposed habitable room side facing windows. Furthermore, refuse management arrangements had not been sufficiently demonstrated. In addition, it was requested that the agent provided clarification with regards to the land not in their ownership which had been included on the submitted information.

Following negotiations, revised plans have been submitted for consideration, with the description of the proposal being amended to:

Erection of first floor extension with a pitched roof to bungalow to form a 2 -storey dwellinghouse with part single, part 2-storey rear extension to form additional living accommodation (Class C3).

Revisions to the originally submitted plans comprise:-

- o Removal of the initially proposed single storey front extension,
- o A slightly larger front porch extension than the existing porch to the front façade of the house - (in depth only),
- o Proposed maximum rearward projection of 3500mm at both ground and first floor,
- o Elevational alteration involving removal of a previously proposed large habitable room window along the ground floor side with no.21 Addison Close .
- o 2 small first floor side facing windows are proposed to serve a bathroom and ensuite, and these will both be fully obscurely glazed,
- o Clarification has been provided regarding refuse management arrangements, and,
- o It has been confirmed that land along the side and rear elevations of the application is not in the ownership of the applicant and that the occupiers of nos. 15 and 17 Addison Close also have a right of access.

The proposed front porch, (length 2000mm x width 2537mm x maximum height 3313mm) would be placed centrally along the front elevation of the original dwellinghouse. It would comprise of a door facing Addison Close and window along the side elevation with the common boundary with no.21 Addison Close.

With regards to the proposed first floor extension with a pitched roof to bungalow to form a 2 -storey dwellinghouse, this element would be sited above the footprint of the original bungalow. The part single, part 2-storey rear extension, at ground floor would measure (length 3500mm x width 7557mm x maximum height 3819mm), it is stepped away from the common shared boundary with no. 17 Addison Close, leaving a small gap. A lean-to pitch roof is proposed to the single storey element of the rear extension, with 1 window located within the roof slope close to the shared boundary with no. 17 Addison Close, together with a patio door and 2 windows facing the rear garden. Along the first floor rear elevation, the proposal is stepped away 3252mm from the common shared boundary with no. 17 Addison Close, it would have a hipped roof and would measure, (length 3500mm x width 4498mm) with 1 window along the rear elevation, facing the rear garden. It is intended to match materials to those of the existing property.

Consultations & Notification Responses

1. Neighbours

No comments, objections or representations in respect of this application were received.

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

2. Environmental Health

Two conditions advised in relation to:

1. Proprietary gas protection membrane condition required, in order to alleviate any possibility of landfill gas ingress to the building as the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, and

2. Construction/Demolition works to be restricted to specified hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase.

*The applicant should refer to

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9 and
IAQM/EPUK Construction Guidance at: <http://iaqm.co.uk/guidance/>.

3. Highways

The proposed development will not impact on the existing on and off-street car parking arrangement and therefore Highways have no objections to the development in principle.

POLICIES

1. The National Planning Policy Framework (NPPF), (February 2019) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It 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 principles 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

As previously outlined above, the initially submitted application was revised in the interest of residential and visual amenity and the description of the proposed development has been amended accordingly.

Principle of development

The principle of the proposal in providing additional residential 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 (first floor extension with a pitched roof to bungalow to form a 2 -storey dwellinghouse with part single, part 2-storey rear extension to form additional living accommodation [Class C3]) - In light of the existing context involving the houses within this terrace having a staggered arrangement, that the existing application bungalow projects approximately 814mm beyond the front building line of no.17 Addison Close and is set in approximately 814mm from its rear building line, the revised proposed maximum rearward projection at 3500mm would in effect only project 2583mm from the rear building line of no.17 Addison Close, thereby reducing any potential impacts from massing and overshadowing

The rear extension would also be stepped away from the common boundary with no. 17 Addison Close at ground floor, leaving a small gap, and at first floor level would be stepped away 3252mm from this boundary. It is considered that this arrangement would not give rise to an overbearing impact to the occupiers of no.17. Addison Close

Furthermore, the proposed habitable room windows and all door openings would either face Addison Close, or the rear garden. The two small first floor side facing windows to serve a bathroom and ensuite, and these will both be fully obscurely glazed. Given the separation from no. 21 Addison Close, and due to the fact, they are not habitable room windows and would be fully obscurely glazed, it is considered that there would be no privacy impacts. In terms of external facing materials, it is intended to match with the existing dwellinghouse; however, it is recommended that a materials condition is attached to ensure that materials are adhered to. In addition, the agent has confirmed that the ridge of the proposed first floor extension with a pitched roof to bungalow would not exceed that of no.17 Addison Close, (Correspondence from agent dated 27/05/2021).

For the reason outlined and subject to conditions, the proposed extension is considered to be acceptable in terms of its impact on residential amenity as there are no significant impacts on regard to massing, overshadowing or loss of privacy. It is therefore considered to be in accordance with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1, DM1, SP1, T2, EN19; Saved Unitary Development Plan Policy DC 1, and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Design and appearance - It is not considered that the proposed development would unduly harm the character of the building or the general area as it is intended to match materials with that of the existing building, although a materials condition has been attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Car parking / highways issues - The proposal would not affect the existing arrangement; pursuant with The Manchester Core Strategy Development Plan Document Policy T2, and saved Policy DC1 of the Unitary Development Plan.

Waste Management - There would be no impact on the existing arrangement, bins would be stored within the rear garden and brought to the back of pavement on collection days. The

existing access route would also be retained to serve the application site and nos. 15 and 17 Addison Close, pursuant with The Manchester Core Strategy Development Plan Document Policy EN19, and saved Policy DC1 of the Unitary Development Plan.

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, the initially submitted application was revised in the interest of residential and visual amenity, (dated, 01/06/2021 and 30/06/2021); and the description of the proposed development has also been amended to reflect the revised plan. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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 Existing Floor Plans and Elevations, DRAWING No. NA-P01, received by the City Council as Local Planning Authority on 13 November 2021.
- o Proposed Floor Plans and Site Plan, DRAWING No. NA-P02, received by the City Council as Local Planning Authority on 1 June 2021.
- o Proposed Elevations, DRAWING No. NA-P03, received by the City Council as Local Planning Authority on 30 June 2021.
- o Correspondence from agent dated 27/05/2021 confirming that the ridge of the proposed first floor extension with a pitched roof to bungalow would not exceed that of no.17 Addison Close.

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 external facing materials to be used on the dormer extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

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 the Manchester Core Strategy(2012).

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:

- o Proposed Floor Plans and Site Plan, DRAWING No. NA-P02, received by the City Council as Local Planning Authority on 1 June 2021, and Proposed Elevations, DRAWING No. NA-P03, received by the City Council as Local Planning Authority on 30 June 2021.

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

5) Before first occupation of the development hereby approved, the first floor side facing windows to serve the bathroom and ensuite as shown on: Proposed Floor Plans and Site Plan, DRAWING No. NA-P02, received by the City Council as Local Planning Authority on 1 June 2021, and Proposed Elevations, DRAWING No. NA-P03, received by the City Council as Local Planning Authority on 30 June 2021, shall be obscurely 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 EN1, SP1 and DM1 of the Core Strategy.

6) Before above ground works, the development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building, details of appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to occupation of the proposed extension.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core

7) 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.

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 (July 2012).

Informative

1. Construction/demolition works shall be confined to the following hours

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase.

The applicant should refer to

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9 and IAQM/EPUK Construction Guidance at: <http://iaqm.co.uk/guidance/>.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

31 Addison Close, Manchester, M13 9SB
24 Addison Close, Manchester, M13 9SB
21 Addison Close, Manchester, M13 9SB

17 Addison Close, Manchester, M13 9SB
15 Addison Close, Manchester, M13 9SB
33 Addison Close, Manchester, M13 9SB
17 Westman Drive, Manchester, M13 9ES
15 Westman Drive, Manchester, M13 9ES
13 Westman Drive, Manchester, M13 9ES
19 Westman Drive, Manchester, M13 9ES
26 Addison Close, Manchester, M13 9SB

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) -
Area Team Boundary - Name: NORTH2