

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133267/FH/2022

Date registered valid: 12 April 2022

Proposal: Erection of single storey outbuilding to form storage space in association with existing house

Address: 6 Lingcrest Close, Manchester, M19 2WJ

Ward(s): Levenshulme Ward

Applicant: Mr M Chauhan 6 Lingcrest Close, Manchester, M19 2WJ

Agent (if any): Mr V Alyas Architek 880 Stockport Road, Manchester, M19 3BN

Case officer: Sue Wills
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Recommendation: Approve

Date of recommendation: 27 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 13 April 2022 Expired: 4 May 2022

Neighbour notifications

Printed: 13 April 2022 Expired: 4 May 2022

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 proposed development relates to a 2-storey dwelling house on the north-western side of Lingcrest Close. It is located in a residential area predominantly comprising of semi-detached houses. The rear elevation faces towards the side elevation of 17 Hillcrest Drive.

The application property has been extended along the front, side and rear Elevations historically. Furthermore, planning permission has been granted subject to conditions on 17th December 2021 for the erection of part single, part two storey side and rear extension to form additional living accommodation.

The existing house comprises of a 2-storey dwellinghouses with 3 bedrooms and pitched roof and gable elevation. The house has an existing wrap-around front porch and single storey side extension that is marginally offset from the boundary with no. 4 Lingcrest Close and has a width of 1.8 metres, a forward projection of 1.7 metres (incorporating a porch with a width of 2.2 metres). The side extension extends beyond the original rear elevation with a projection of 500mm. The dwellinghouse also benefits from a single storey extension to the rear elevation at ground floor in the form of an L-shape covering the significant width of the rear garden, with a maximum rearward projection of 3.4 metres. Outbuildings are positioned along the shared boundaries with no. 17 Hillcrest Drive and no. 4 Lingcrest Close. The rear boundary of the garden comprising 1.8m fencing.

The existing two outbuildings are to be removed.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located within a predominantly residential area.

Description of development

The submitted application relates to the proposed erection of a single storey outbuilding to form storage space in association with existing house within the rear garden, alongside the boundary with no.4 Lingcrest Close , following the removal of two existing outbuildings/stores within the rear garden area. The proposed outbuilding would be 6.4m in length and 3.0m in width. The height to eaves would be 2.5m in height, and 3.49m to the ridge of the roof. The proposed elevations indicate the use of either render or brick to the facades , and a hipped tiled roof. Two windows are proposed in the side elevation overlooking the rear garden, and a door in the elevation facing the rear facade of the existing dwellinghouse. The siting of the proposed outbuilding has been revised to be set further away for the rear boundary (1.8m) and the conifers within the rear garden which the applicant is proposing to retain.

Consultations & Notification Responses

Local residents- no comments received.

Environmental Health – No comments.

Issues

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021)

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.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other documents as outlined below:

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012

Regard should be given to:

Policy SP1 (Spatial Principles) which sets out 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, amongst these include: 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, and; protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) says that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Of relevance in this instance are: appropriate siting, layout, scale, form, massing, materials and detail. Impact on the surrounding areas should be considered 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

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Policy T2 (Accessible areas of opportunity and need) - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Policy EN19 (Waste) - With the scope of policy EN19, the Council will also require all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal); developers to have full regard to the economic and environmental benefits that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users; and the Council will encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

3. Saved Unitary Development Plan Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1

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 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 street scene
- e) the effect of the loss of any on site car parking

DC1.2

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 the original buildings)
- b) they do not create an 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 street scene by virtue of design, use of materials or constructional details
- d) they would not result in the loss of off street car parking in a situation where there is so severe an existing on street car parking problem that unacceptable additional pressures would be created

4. The 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

Principle of development

The principle of locating an ancillary outbuilding to improve facilities for the occupiers of the dwellinghouse is acceptable in principle, but there is a need to ensure that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on visual and residential amenity.

Residential and Visual Amenity

Given the revisions to the initially submitted plans, involving the siting of the proposed outbuilding further away for the rear boundary (1.8m) and the existing conifers within the rear garden which the applicant is proposing to retain, it is considered that the resultant massing of the proposed outbuilding, along the shared boundary would not give rise to undue loss of light and overshadowing, nor would it give rise to a significant overbearing presence to nos. 4 and 8 Lingcrest Close, and 17 Hillcrest Drive which would warrant the refusal of planning permission.

Moreover, it is not considered that the revised proposal would result in undue overlooking or loss of privacy as the proposed windows would face the rear garden area, and the door would face the rear elevation of the dwellinghouse.

The proposed development would allow for sufficient amenity space to be retained, as the existing outbuildings sited in the rear garden along the common shared boundary with no. 4 Lingcrest Close would be demolished.

In addition, refuse management and parking arrangements would be unaffected, and therefore for these reasons, and on balance, it is considered that the revised proposal would not present any significant adverse impacts on residential or visual amenity.

Impact of works (Design and appearance)

The design would reflect the characteristics of development in the area, and in terms of proposed materials it is intended to use external facing materials in keeping with the original house which are considered to be acceptable in design terms. However, as the plans indicate the potential use of either render or brick, it is proposed to attach a condition to require the submission of the finalised nature and colouration of materials before any above ground works commence.

Impact of works (Car Parking)

The existing arrangement would be unaffected.

Impact of works (Waste Management)

The existing refuse storage arrangement would be unaffected. There is an existing pathway alongside the gable of the house which would be unaffected by the proposed development, which gives access to the rear garden area. The bin storage location is shown on the submitted layout in the rear garden.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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

The local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes. Officers have worked with the applicant in a positive and proactive manner in order to achieve solutions to problems arising from the consideration of this planning application. In this instance, matters relating to the retention of trees and proximity to the rear boundary if the site were raised with the agent, subsequent revised plans were received and the appropriate conditions have been attached.

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 ref: A102 rev.P1 received 21st March 2022.

Plan ref: A102 rev.P2 - Outbuilding/Store floorplan siting and elevations ; received 12th May 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3. Prior to any above ground works, samples and specifications of the proposed materials to be used on the external elevations of the development shall be submitted to and approved in

writing by the City Council as local planning authority. The development shall be constructed only using the approved materials.

Reason - In the interests of the character and appearance of the dwellinghouse, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester, and policies SP1, and DM1 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 extensions hereby approved other than those shown on: Plan ref: A102 rev.P2 - Outbuilding/Store floorplan siting and elevations ; received 12th May 2022

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of Manchester Core Strategy (2012).

5. The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as no. 6 Lingcrest Close, Manchester, M19 2WJ.

Reason -To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

12 Lingcrest Close, Manchester, M19 2WJ
4 Lingcrest Close, Manchester, M19 2WJ
17 Hillcrest Drive, Manchester, M19 2RX
15 Hillcrest Drive, Manchester, M19 2RX
11 Lingcrest Close, Manchester, M19 2WJ
9 Lingcrest Close, Manchester, M19 2WJ
8 Lingcrest Close, Manchester, M19 2WJ
2 Lingcrest Close, Manchester, M19 2WJ
19 Hillcrest Drive, Manchester, M19 2RX
10 Lingcrest Close, Manchester, M19 2WJ

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2