

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133208/FH/2022

Date registered valid: 28 March 2022

Proposal: Erection of single storey side and rear extension to form additional living accommodation

Address: 2 Dulford Walk, Manchester, M13 9EF

Ward(s): Ardwick Ward

Applicant: Mr Faraidoon Azimi 2 Dulford Walk, Manchester, Manchester, M13 9EF

Agent (if any): Mr Abdul Sabawan 70 Sheepfoot Lane, Manchester, M25 0DN

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 31 March 2022 Expired: 21 April 2022

Neighbour notifications

Printed: 31 March 2022 Expired: 21 April 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

No. 2 Dulford Walk is an end-of-terrace dwellinghouse built circa 1970's. The application building is situated within a row of similar properties, within a predominantly residential area of the Ardwick ward of Manchester. The property benefits from limited amenity space to front but has substantially large side and rear gardens. There is gated access along the side elevation, including boundary screening - in excess of 1.8 metres in-part along the front elevation and all along the side and rear elevations. The house comprises buff brickwork with cream rendering to the rear elevation, and in-part timber cladding and cream render to the front elevation, incorporating a grey tiled pitched roof. Bins are stored within the front garden area. The existing depth of rear garden is approximately 10.8 metres. There is no off street car parking provision.

Description of development

The submitted application relates to a single storey side and rear extension to form additional living accommodation for a disabled occupier.

The proposed "L-shape" wrap-around side and rear extension would be flush with the front building line of the original dwellinghouse. It would have a width of approximately 3.0m along

the front elevation, whilst retaining a separation distance of approximately 1.613m from the common shared boundary with those properties along the side elevation, (those along Lauderdale Crescent). The proposed extension would project along the side boundary approximately 12.7m. The rearward projection from the existing facade would be 5m, and the rear extension would extend across the full width of the existing house and across the proposed side extension.

A depth of 5.75m of rear garden would be retained. The proposed maximum height would not exceed 3.7m, whilst incorporating a lean-to pitched roof.

The extension would have a window along the front elevation, an opaquely glazed bathroom to the side elevation, three roof lights along the side extension roof slope, with a door and window in the rear elevation, two roof lights in the rear extension roof slope.

In terms of materials, it is intended to use external facing materials to match the original dwellinghouse.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

Environmental Health's comments relate to a condition to be attached in relation to a gas protection membrane 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.

3. Highways

Highways comments are as follows:

The proposed extension will be sited within the red line boundary of the site and will not impinge onto the adopted highway.

There is no on-site car parking provision associated with this site.

It is expected that refuse servicing will continue as present, bins will be stored within the site's curtilage and presented to the highway on waste collection days.

Pedestrian access will remain as existing, with no boundary alterations, this is acceptable to Highways.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

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, was amended and updated in February 2019, and again in July 2021. 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 EN18 (Contaminated Land)
- 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

Principle

The principle of the proposal to create additional living 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 (single storey side and rear extension) - the proposed development would be single storey, and it would be contained within the curtilage of the application site. It is considered that the proposal would be acceptable in this location in terms of residential and visual amenity .

Although the proposed maximum rearward projection at 5000mm is (1350mm) in excess of the guidance set out in saved policy DC1 regarding rearward extensions, it is within the limitations for a larger homes extension application, and a rear garden depth of 5756mm would be retained. Furthermore, the proposed side extension element of the proposed development has been set off the side boundary by 1.613m. The existing boundary treatment to the side boundary comprises 1.8 m wooden panel fencing set in concrete posts which will contribute to the screening of the proposed development . This will assist in reducing any impacts associated with massing to the occupiers of properties on Lauderdale Crescent, and will enable access to the rear of the property for the storage of bins. It is however recommended that a condition is attached to any requiring the proposed side facing window to serve the WC to be obscurely glazed. This is considered necessary to safeguard privacy.

The proposed extension would provide bedroom and bathroom accommodation for a disabled occupier. Saved UDP policy DC1.5 states that 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.

For these reasons and on balance, the proposed extension is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing, overshadowing or privacy impacts.

Impact of works (design and appearance) - It is not considered that the revised proposal would unduly harm the character of the building or the general area, nor would it be prominent along the streetscene. It is also intended to match materials with that of the existing house, although a materials condition has been attached to ensure that the materials are adhered to.

Impact of works (waste management) – Whilst the existing arrangement would be unaffected, the retention of a 1.613m route between the side extension and the boundary treatment to the garden would enable bins to be stored in the rear garden, rather than in front of the property as occurs at present.

Impact of works (car parking) - The existing arrangement would be unaffected.

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 in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. 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 Location plan with application site edge in red; received by the city council as the local planning authority on 15 March 2022.
- o Existing GF & 1F FLOOR PLANS, No: 1-ARW-MAN, Revision 0, received by the city council as the local planning authority on 15 March 2022.
- o Existing & Proposed ELEVATIONS / ROOF PLANS, No: 1-ARW-MAN, Revision 0, received by the city council as the local planning authority on 15 March 2022.
- o Existing & Proposed ROOF PLANS, No: 1-ARW-MAN, Revision 0, received by the city council as the local planning authority on 15 March 2022.
- o Existing & Proposed SITE/BLOCK PLANS, No: 1-ARW-MAN, Revision 0, received by the city council as the local planning authority on 15 March 2022.
- o Existing & Proposed ELEVATIONS, No: 1-ARW-MAN, Revision 0, received by the city council as the local planning authority on 23 March 2022
- o Proposed GF & 1F FLOOR PLANS, No: 1-ARW-MAN, Revision 0, received by the city council as the local planning authority on 15 March 2022.

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 (July 2012).

3) The external facing materials to be used on the extension hereby permitted shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

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 Strategy (2012).

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 development hereby approved other than those shown on:

- o Existing & Proposed ELEVATIONS / ROOF PLANS, No: 1-ARW-MAN, Revision 0, received by the city council as the local planning authority on 15 March 2022.
- o Existing & Proposed ELEVATIONS, No: 1-ARW-MAN, Revision 0, received by the city council as the local planning authority on 23 March 2022, and
- o Proposed GF & 1F FLOOR PLANS, No: 1-ARW-MAN, Revision 0, received by the city council as the local planning authority on 15 March 2022.

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

6) Before first occupation of the development thereby approved, the proposed window along the side elevation to serve the "WC room" and as shown on:

- o Existing & Proposed ELEVATIONS, No: 1-ARW-MAN, Revision 0, received by the city council as the local planning authority on 23 March 2022, and
- o Proposed GF & 1F FLOOR PLANS, No: 1-ARW-MAN, Revision 0, received by the city council as the local planning authority on 15 March 2022 ;
shall be opaquely 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 - In the interests of privacy, pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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.

Informative

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

23A Lauderdale Crescent, Manchester, M13 9DB
11 Lauderdale Crescent, Manchester, M13 9DB
13 Lauderdale Crescent, Manchester, M13 9DB
15 Lauderdale Crescent, Manchester, M13 9DB
17 Lauderdale Crescent, Manchester, M13 9DB
19 Lauderdale Crescent, Manchester, M13 9DB
21 Lauderdale Crescent, Manchester, M13 9DB
23 Lauderdale Crescent, Manchester, M13 9DB
9 Lauderdale Crescent, Manchester, M13 9DB
1 Radlett Walk, Manchester, M13 9EE
3 Radlett Walk, Manchester, M13 9EE
5 Radlett Walk, Manchester, M13 9EE
7 Radlett Walk, Manchester, M13 9EE
1 Dulford Walk, Manchester, M13 9EF
3 Dulford Walk, Manchester, M13 9EF
4 Dulford Walk, Manchester, M13 9EF
6 Dulford Walk, Manchester, M13 9EF
7 Dulford Walk, Manchester, M13 9EF
5 Dulford Walk, Manchester, M13 9EF
8 Dulford Walk, Manchester, M13 9EF

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2