

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133163/FO/2022

Date registered valid: 30 March 2022

Proposal: Erection of single storey rear extensions to both properties together with the erection of rear roof dormer to main roof and outrigger of No. 42

Address: 40-42 Turnbull Road, Manchester, M13 0PY

Ward(s): Longsight Ward

Applicant: Mr Abdul Qayyum 42 Turnbull Road, Manchester, M13 0PY

Agent (if any): Mohammed Nasar Ishfaq JAAN Architects Ltd 37 Sudbury Drive, Stockport, SK8 3BT

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 May 2022

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 30 March 2022 Expired: 20 April 2022

Neighbour notifications

Printed: 30 March 2022 Expired: 20 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:

This application relates to a pair of semi-detached properties (40 and 42 Turnbull Road) in a predominantly residential area. The properties each currently have a two storey outrigger, neither of which sits on the common boundary between the two properties. There is therefore a gap, between the two outriggers, that runs along this common boundary, and, at ground floor level, each has a single storey element, with a sloping roof, that runs from the rear of the main wall of the house, to the end of the outriggers. At upper floor level a gap is maintained.

It is proposed to rebuild these single storey elements, so that they would have a flat roof, but they would extend no further than the existing single storey structures. These would be of a red brick construction. No other works are proposed to no.40.

Additional works are proposed, to no.42, by way of a rear dormer extension to both the main roof and the outrigger, creating an 'L' shaped dormer extension. The dormers are of a typical rectangular shape, being no higher, than the existing roof, and being set away from the roof edged. The dormer, to the outrigger, was originally proposed to be higher than the ridge of the dormer, but this has now been reduced in scale, so that it is no higher than the existing dormer ridge. The dormers would be constructed in cladding, with a hung tile.

Consultations & Notification Responses

Local residents - No comments received.

Strategic Area and Citywide Support Manager - No comments/objections.

HS2 - No objections.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

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;

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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable 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. paragraph 127).

The 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.

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.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy 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 States that, notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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 councils guidelines on privacy distances (which are published as supplementary guidance).

Impact of works (rear extension) - The rear of the property is not easily viewed and it is considered that the ground floor rear extensions represent a minor change only to the properties, with a change in roof design, and on increase in the footprint of these elements. It is not therefore considered that these works would have any adverse impact upon visual amenity, of the residential amenity of surrounding occupiers.

Impact of works (rear dormers) - The rear alleyway is gated, so the rear of these properties is not easily viewed, other than by surrounding residents. The dormers are of a typical 'rectangular' design, and the dormer, to the outrigger, has been reduced in scale, so that it is no higher, than the height of the apex of the roof of the outrigger, which is lower than that of the main roof. This change is considered to represent a visual improvement, to the proposal, and it is considered that the proposal is now more in keeping, with the property and surrounding properties, and it is not therefore considered that these works would have any adverse impact upon visual amenity, of the residential amenity of surrounding occupiers. The proposed 'hung' tiles is considered to be an acceptable finish, in principle, but a condition is needed requiring approval of the final proposed materials.

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 polices 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. In this case, negotiations were entered into, which resulted in a reduction in scale of the proposed dormer to the outrigger to reduce their potential visual impact of the development.

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 drawing numbered SHEET ID: 42TUR, stamped as received by the City Council, as Local Planning Authority, on 23 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.

3) No above ground works, in relation to the development that is hereby approved, shall commence unless and until samples and specifications of all materials to be used on all external elevations of the outbuilding have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented using the approved materials.

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, pursuant to policy DC1 of the saved 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on drawing numbered SHEET ID: 42TUR, stamped as received by the City Council, as Local Planning Authority, on 23 May 2022, unless planning permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouses, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) 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.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited
Environmental Health

29 Turnbull Road, Longsight, Manchester, M13 0PZ
46 Turnbull Road, Longsight, Manchester, M13 0PY
44 Turnbull Road, Longsight, Manchester, M13 0PY
38 Turnbull Road, Longsight, Manchester, M13 0PY
36 Turnbull Road, Longsight, Manchester, M13 0PY
45 Reynell Road, Manchester, M13 0PU
41 Reynell Road, Manchester, M13 0PU
39 Reynell Road, Manchester, M13 0PU
37 Reynell Road, Manchester, M13 0PU
43 Reynell Road, Manchester, M13 0PU
31 Turnbull Road, Longsight, Manchester, M13 0PZ
35 Turnbull Road, Longsight, Manchester, M13 0PZ
33 Turnbull Road, Longsight, Manchester, M13 0PZ
40 Turnbull Road, Longsight, Manchester, M13 0PY
35 Reynell Road, Manchester, M13 0PU

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: NORTH2