

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128799/FH/2020
Date registered valid: 10 December 2020
Proposal: Erection of a single storey side extension to form additional living accommodation
Address: 19 Elsdon Road, Manchester, M13 0TQ
Ward(s): Rusholme Ward

Applicant: Mr Ijaz Ahmed, 19 Elsdon Road, Manchester, M13 0TQ
Agent (if any): Darren Smith, Manchester City Council, Unit 1, Poland Street, Manchester, M4 6AZ
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 3 February 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None during Covid-19 restrictions

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 December 2020

Expired: 31 December 2020

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

No.19 Elsdon Road is a 2-storey semi-detached inter-war dwelling situated on the eastern side of Elsdon Road, west of Beresford Road, in the Longsight ward.

The red brick property has a garden and paved driveway at the front and wide 3.60 metre access along the south side to the rear garden.

The hipped roof is covered in slate.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area comprising a similar housing typology of inter-war, garden-fronted semi's laid out as an estate approximately 620 metres west of the A6 Stockport Road, where a full range of retail and commercial amenities are located. There are also leisure opportunities at Crowcroft Park east of the A6 and at Birchfields Park 403 metres to the west as well as several schools.

Description of development

The application proposes the erection of a single storey side extension to create additional living accommodation.

The accommodation provides a bedroom and bathroom and has been submitted on behalf of a disabled family member.

A number of minor alterations to door widths are also proposed to ensure the scheme is compliant with Part M of the Building Regulations.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Issues

For reasons to be outlined below, it is considered the proposal accords with these policies.

Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy")

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 DM1 - Development Management

Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o 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.
- o 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.

Policy SP1 - Spatial Principles

This policy states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF)

The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process.

Policies DC1.1 and DC1.2 relate to the residential and visual amenity impacts of householder extensions including the effect on undue loss of sunlight, daylight and privacy and the character of the street;

DC1.5 permits exemptions to the above policies for disabled people who may require particular adaptations to their homes.

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Principle

The principle of the proposal is acceptable. The Council makes provision for people to extend their homes through saved policies of the UDP, including where adaptations must be provided to enable people with disabilities to remain in their own home, or to receive care from family members whilst living semi-independently.

These needs must be considered alongside the policy requirements to protect existing levels of residential and visual amenity, car parking and bin storage.

Residential Amenity

The proposal will have an acceptable impact on residential amenity.

The extension must be sited on the wide 3.6 metre gap to the common boundary with No.21 Elsdon Road to take advantage of the opportunity to create an internal access into the bedroom proposed at the front of the extension. It will run for the full 7.6 metre length along the gable wall, with a width of 3.3 metres, height to eaves of 2.4 metres and overall height to the top of the mono-pitch roof of 3.725 metres.

A gap of 300mm will be retained to the common boundary and, as there are no windows proposed on the side elevation and the extension is single storey only, there will not be any loss of amenity to the occupiers at No.21.

A rear window for a bathroom/WC is proposed which is required to be obscurely glazed on condition of any approval to protect the amenity of the applicant's family member.

Visual Amenity

There are no concerns regarding the visual amenity impacts of the proposal.

The extension has been designed to take account of the space requirements for a disabled person's bedroom and attached bathroom with WC. It is of a simple rectangular plan form with a bedroom (4.760 metres L x 3.3 metres W) at the front and bathroom / WC to the rear (2.140 metres L x 3.3 metres W) at the rear with a window for each which breaks up the brick elevations.

The materials are proposed to match which is set out in the attached condition No.3 below.

Parking

Parking for 1 vehicle can be accommodated on the front driveway which is already in situ.

Bin Storage

A 300mm gap is retained at the side of the proposed extension which is insufficient to enable a standard wheelie bin (600mm width) to be stored at the side or rear.

A condition for a bin store is therefore appended to enable bins to be managed from the front garden area without loss of amenity to the street scene.

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 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 making its decision has had due regard to paragraph 47 of 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 extension raised no objections from neighbouring occupiers on consultation and has been approved subject to appropriate conditions in the interests of residential and visual amenity.

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:

Application Form	08 Dec 2020	Application Form
Drawing - Location Plan	04 Dec 2020	
Drawing - Existing	04 Dec 2020	Boundary Layout
Drawing - Existing	04 Dec 2020	Elevations
Drawing - Proposed	04 Dec 2020	Elevations
Drawing - Proposed	04 Dec 2020	Layout Plan
Drawing - Proposed	08 Dec 2020	Ground Floor
Photos	04 Dec 2020	Photographs

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved Unitary Development Plan policies DC1.1, DC1.2 and DC1.5 and policies DM1 and SP1 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, as stated on the Householder Application Form.

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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4. Before first occupation the ground floor rear elevation window for the bathroom/WC, 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5. Before above ground works are completed, details, including the location of and a scaled elevation drawing with dimensions and materials to be used for a secure and ventilated bin store, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bin store shall be implemented and maintained as approved at all times thereafter.

Reason - In the interests of residential and visual amenity and public health pursuant to Core Strategy policies SP1, DM1 and EN19.

Appendix 1 – List of consultees & neighbours notified

108 Beresford Road, Manchester, M13 0TB
21 Elsdon Road, Manchester, M13 0TQ
2 Roker Avenue, Manchester, M13 0TP
17 Elsdon Road, Manchester, M13 0TQ
112 Beresford Road, Manchester, M13 0TB
110 Beresford Road, Manchester, M13 0TB

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH