

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128807/FH/2020

Date registered valid: 9 December 2020

Proposal: Erection of single storey side and rear extension and erection of outbuilding in rear garden

Address: 21 Carlton Road, Manchester, M16 8BZ

Ward(s): Whalley Range Ward

Applicant: Julian Bond, 21 Carlton Road, Manchester, M16 8BZ

Agent (if any): Mr Ashley Hunt, Ashley Hunt Architects, 1A Elms Road, Stockport, SK4 4RH

Case officer: Robert Griffin
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Recommendation: APPROVE

Date of recommendation: 20.01.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 December 2020

Standard consultations:

Printed: 10 December 2020 Expired: 31 December 2020

Neighbour notifications

Printed: 10 December 2020 Expired: 31 December 2020

Site notice

Posted: 21 December 2020 Expired: 11 January 2021

Press advert

Published: 15 December 2020 Expired: 5 January 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

The application relates to a two storey red brick semi-detached residential property located in the Whalley Range Conservation Area. The property lies next to the entrance and car park associated with the adjacent apartments. The property is of a simple 70s design set back from the main road frontage with private gardens to the front and rear with a side driveway and associated garage located towards the rear.



21 Carlton Road

This part of the conservation area is predominantly residential in nature with a mixture of dwelling houses and flats with the immediate residential properties of a similar 60s/70s period of infill development. Carlton Road is an attractive street lined road and does contain more historic Victorian properties characteristic of the conservation area and period in which the area was first developed for residential uses.

Description of development

The application proposals relate to the erection of a single storey side and rear extension and construction of a single storey detached outbuilding with timber pergola structure in between the outbuilding and the extended house. The existing garage would be demolished to allow the development to proceed.

The single storey side extension element would be set back from the main frontage to the house by approx. 2.7metres projecting off the side wall by 1.25m retaining a gap of approximately 1 metre to the boundary. The rear extension would be stepped with a rearward projection of 1.6 m closest to the boundary with the adjoining property and by 4.6 m from the side of the property closest to the driveway. Its height would be approx. 2.4 m to eaves with a maximum height of 3.5m, the extension would have a width of 6.9 metres across the rear. The rear extension would have an external finish consisting of ibstock birtley olde english brick.

The outbuilding would be sited on the boundary with the adjacent car park area and boundary approximately 4.25m from the proposed rear extension and would have a dual pitched roof with height to eaves of 2.4m and maximum height of 3.6m , depth of 7.3m and width of 3.8 m. The outbuilding would have an external finish consisting of dreadnought red-blue clay roof tiles and hanging tile.

Consultations & Notification Responses

As the proposals are located in a conservation area the application has been subject of notification of neighbours, notice posted at the site and advertisement in the Manchester Evening News. No responses have been received.

Policy

Relevant policy to this application is contained in the NPPF (2019) and Core Strategy policies DM1 and SP1 and saved UDP policy DC18.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) 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;
- b) 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 192 in Section 16 (Conserving and enhancing the historic environment) states that in determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification

Paragraph 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that

will enable its conservation; and c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 200 states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 201 states that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Core Strategy policy DM1 indicates 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, odours, litter, vermin, birds, 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.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester

Core strategy policy EN3 – indicates that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its neighbourhood. New developments must be designed so as to support the

Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- 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 a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

DC18.1 Conservation Areas states that the Council will give particularly careful consideration to development proposals within Conservation Areas and that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- a) the relationship of new structures to neighbouring buildings and spaces;
- b) the effect of major changes to the appearance of existing buildings;
- c) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- d) the effect of signs and advertisements;
- e) any further guidance on specific areas which has been approved by the Council.

Issues

The principle of householders extending their properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential amenity, the character of the area and in this case the impact on the Whalley Range Conservation Area.

Residential Amenity - The proposals are located to the side and rear of the property, given the siting and scale of the rear extension it is not considered that this element of the proposal would give rise to unacceptable impacts on the residential amenity of nearby residential occupiers. The positioning of the outbuilding alongside the boundary to the car park to the adjacent flats is not considered to give rise to unacceptable impacts on these properties and given the proposals would retain a gap to the rear boundary of the garden of approximately 10m the proposals would not give rise to impacts on occupiers of flats beyond this boundary.

The rearward projection of the extension is longer than that generally accepted under policy DC1 (3.65 metres) but it would be set off the boundary with the adjoining property and is not considered to have unacceptable impacts on residential amenity in terms of outlook, overshadowing or loss of daylight.

The proposed covered pergola would provide access between the outbuilding and the main residential house. The applicant indicates that the outbuilding is to be occupied by an elderly relative. An appropriately worded condition is proposed to ensure this outbuilding remains ancillary to the main residential use of the dwelling house.

Character of the Area - The proposed extension is considered to be a logical response to the properties layout and siting. Given the location the proposals would have limited public viewing points. It is not considered that the proposal would give rise to unacceptable impacts on the character of the area.

Impact on Conservation Area - The proposed development is set back from the main frontage of the house which is itself set back from Carlton Road. As such there would be limited views of the proposed extension and outbuilding from public viewpoints although some of the proposals would be glimpsed across the adjacent. The retained boundary treatment would limit these views.

The proposals would not impact on trees being predominantly constructed in areas that previously contained a garage and associated hardstanding.

The use of traditional external materials of brick and tile would assist in further assimilating the proposals into the conservation area. It is not considered that the proposals would give rise to harm to the designated heritage asset and for the above reasons, the proposals are not considered to be contrary to saved UDP policy DC18 or to policy EN3 of the Manchester Core Strategy.



View from Carlton Road across the adjacent car park towards the boundary of 21 Carlton Road highlighted in red.

Other matters- The bin storage and car parking requirements for the property are unaffected by the application, the front driveway would be retained and a gap of approximately 1 metre to the side would still allow bins to be stored to the rear of the property and brought forward to Carlton Road for collection

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 application has been determined in a positive and proactive manner a decision has been issued within statutory timescales.

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:

(P)101 Rev A proposed plans and elevations and (P)900 proposed site plan as received by the City Council on the 7th December 2020.

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 materials to be used on the external surfaces of the extension and outbuilding hereby permitted shall be arranged and finished as set out on approved drawing and (P)101 Rev A proposed plans and elevations as received by the City Council on the 7th December 2020.

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 and outbuilding, pursuant to saved

policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The outbuilding as shown on the approved drawing (P)101 rev B as received by the City Council as Local Planning Authority, on the 7th December 2020 shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 21 Carlton Road, Manchester, M16 8BZ.

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.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Conservation Area Group
Whalley Range Forum

2 Crystal House, Withington Road, Manchester, M16 8BA
5 Crystal House, Withington Road, Manchester, M16 8BA
9 Crystal House, Withington Road, Manchester, M16 8BA
11 Crystal House, Withington Road, Manchester, M16 8BA
14 Crystal House, Withington Road, Manchester, M16 8BA
16 Crystal House, Withington Road, Manchester, M16 8BA
17 Crystal House, Withington Road, Manchester, M16 8BA
19 Crystal House, Withington Road, Manchester, M16 8BA
40 Crystal House, Withington Road, Manchester, M16 8BA
41 Crystal House, Withington Road, Manchester, M16 8BA
43 Crystal House, Withington Road, Manchester, M16 8BA
44 Crystal House, Withington Road, Manchester, M16 8BA
45 Crystal House, Withington Road, Manchester, M16 8BA
46 Crystal House, Withington Road, Manchester, M16 8BA
47 Crystal House, Withington Road, Manchester, M16 8BA
48 Crystal House, Withington Road, Manchester, M16 8BA
30 Crystal House, Withington Road, Manchester, M16 8BA
7 Crystal House, Withington Road, Manchester, M16 8BA
31 Crystal House, Withington Road, Manchester, M16 8BA
32 Crystal House, Withington Road, Manchester, M16 8BA
33 Crystal House, Withington Road, Manchester, M16 8BA
34 Crystal House, Withington Road, Manchester, M16 8BA
35 Crystal House, Withington Road, Manchester, M16 8BA
36 Crystal House, Withington Road, Manchester, M16 8BA
38 Crystal House, Withington Road, Manchester, M16 8BA
39 Crystal House, Withington Road, Manchester, M16 8BA
22 Crystal House, Withington Road, Manchester, M16 8BA
24 Crystal House, Withington Road, Manchester, M16 8BA
25 Crystal House, Withington Road, Manchester, M16 8BA
27 Crystal House, Withington Road, Manchester, M16 8BA
28 Crystal House, Withington Road, Manchester, M16 8BA
12 Crystal House, Withington Road, Manchester, M16 8BA
8 Crystal House, Withington Road, Manchester, M16 8BA
4 Crystal House, Withington Road, Manchester, M16 8BA
23 Carlton Road, Manchester, M16 8BZ
6C Carlton Road, Manchester, M16 8BB
6A Carlton Road, Manchester, M16 8BB
6B Carlton Road, Manchester, M16 8BB
6 Carlton Road, Manchester, M16 8BB
Abbotsford Nursing Home, 8 Carlton Road, Manchester, M16 8BB
3 Crystal House, Withington Road, Manchester, M16 8BA
6 Crystal House, Withington Road, Manchester, M16 8BA
13 Crystal House, Withington Road, Manchester, M16 8BA
15 Crystal House, Withington Road, Manchester, M16 8BA
18 Crystal House, Withington Road, Manchester, M16 8BA
20 Crystal House, Withington Road, Manchester, M16 8BA
42 Crystal House, Withington Road, Manchester, M16 8BA
37 Crystal House, Withington Road, Manchester, M16 8BA
21 Crystal House, Withington Road, Manchester, M16 8BA

23 Crystal House, Withington Road, Manchester, M16 8BA
26 Crystal House, Withington Road, Manchester, M16 8BA
29 Crystal House, Withington Road, Manchester, M16 8BA
10 Crystal House, Withington Road, Manchester, M16 8BA
1 Crystal House, Withington Road, Manchester, M16 8BA

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
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH