

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128831/FH/2020

Date registered valid: 10 December 2020

Proposal: Erection of a two storey side extension to provide additional living accommodation

Address: 2 Crescent Range, Manchester, M14 5RW

Ward(s): Rusholme Ward

Applicant: Mr Navid Alam, 2 Crescent Range, Manchester, M14 5RW

Agent (if any): Mr Mohamed Ahmed, M1 Architecture Ltd, 7 Margate Avenue, Manchester, M40 2TW

Case officer: Constance Phillips
Tel: 0161 234 5792
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Recommendation: Approve

Date of recommendation: 10 March 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 December 2020

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 15 December 2020 Expired: 5 January 2021

Site notice: Posted: 21 December 2020 Expired: 11 January 2021

Press advert: Published: 22 December 2020 Expired: 12 January 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Victoria Park Conservation Area 1972

Tree Preservation Order:

The application relates to a two storey semi-detached C3 dwellinghouse of red brick and red roof tiles, with a hipped roof, glazed porch, existing flat roof garage to the side and existing single storey rear extension (F11580) approved in 1979. The tapered plot, located on a corner, provides a large front/side garden, driveway and smaller triangular rear garden.

Description of area

Crescent Range is a residential street which runs around a landscaped roundabout in Victoria Park Conservation Area, close to Rusholme District Centre. The properties in this part of the conservation area are newer and hold less significance, architecturally and culturally, than those to the north/east.

Description of development

The applicant wishes to build a part single part two storey side extension to provide additional living accommodation in the form of a downstairs bedroom and ensuite for a disabled resident and an additional bedroom with ensuite upstairs.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions
- Policy DC18 - Conservation Areas

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2018)

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a part single part two storey side extension to provide additional living space is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The extension would be sited on the north-west side of the house, projecting 3.3m to the side, with a depth of 7.3m at ground floor and 6.3m at first floor. The single storey element towards the front would have an eaves height of 2.6m and a maximum height of 3.3m, The two storey element would have an eaves height to match existing and a ridge set 0.4m lower than existing. The front elevation would be set back from the principle elevation by 1m at first floor and set in from the side boundary, shared with No.4, by 8m at the front and 1.5m at the rear. This neighbouring property is sited perpendicular to the application site, with generous front/side gardens between the properties and 6m between the first floors once built, thus the development gap can be shared equally. Therefore it is not considered that the extension would lead to a terracing effect, hence a larger setback has not been requested of this proposal. The extension exceeds half the width of the original house however due to the setback, large gap to the boundary and local precedent, it is considered acceptable and adequately subservient to the main house, pursuant to policies DC1, DM1 and SP1.

Design and impact upon visual amenity and conservation area – The extension would be constructed of materials to match the existing house, including red brickwork, red roof tiles and white uPVC windows. A condition requiring these materials to match has been attached to the decision. The extension features an adequate 1m setback and lowered roof height (by 0.4m) to ensure a subservient appearance, with a hipped roof to match existing in pitch and style. The front and rear elevations of the proposal would both feature a window at ground and first floor, to match the existing building and the side would be windowless. Two storey side extensions are a common feature in the area, with similar examples at No's 8, 14 and 18 Crescent Range and No.1 Park Crescent. Both policy EN3 and saved policy DC18 state that applications within conservation areas should preserve or enhance the appearance and character of the conservation area and that it is desirable for retention of existing features, such as boundary walls, gardens, trees and, where possible, preserving, enhancing the character, setting within

the conservation area. The proposal retains the important features of the property, such as the bay window, hipped roof and low boundary wall. The garage to be demolished is not original and bears no particular architectural or historic merit and therefore is not considered a loss. Due to the standard design and appropriate scale and siting of the side extension it is not considered that the proposal will have an unduly detrimental impact upon the character of the Victoria Park Conservation Area and as a result it is considered that the proposal will lead to less than substantial harm to the significance of this designated heritage asset.

Residential amenity – The proposal is not considered to significantly impact the amount of light reaching the adjacent properties, due to the distance between them. There are no side facing windows proposed for the development and the rear windows (facing No.4) are for bathrooms which are to be obscurely glazed, hence overlooking is not deemed an issue either. In addition to this, no objections have been received from the local residents notified of the development, therefore the proposal is considered acceptable in terms of residential amenity.

Refuse storage and parking – The proposal would leave a gap to the boundary of 1.5m+, meaning the refuse bins can be stored in the rear garden, out of sight. The garage is to be demolished, however the driveway would be retained, with space for 2-3 cars, therefore off-street parking provision and the storage of refuse accords with policy DM1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor cause substantial harm the visual amenity of the house nor Victoria Conservation Area. The proposed development is deemed acceptable and may commence in accordance with the following conditions.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues

have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawings numbered '04A' and '05A', stamped as received by the City Council as Local Planning Authority on the 3rd March 2021.

Reason - To ensure 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 hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the submitted 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, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Prior to occupation of the development the first floor window to the rear of the extension, facing the garden of No.4 Crescent Range, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

7 Park Crescent, Manchester, M14 5RE
Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 6, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 4, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 1, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 5, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 3, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
Flat 2, Hamilton Lodge, Park Crescent, Manchester, M14 5QU
4 Crescent Range, Manchester, M14 5RW

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
Conservation Area - Victoria Park Conservation Area 1972
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH