

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128645/FH/2020

Date registered valid: 20 November 2020

Proposal: Erection of part single , part two storey rear extension to form additional living accommodation

Address: 4 Clarence Road, Manchester, M13 0YE

Ward(s): Rusholme Ward

Applicant: Mr Mohammed Mahbubur Rahman 4 Clarence Road, Manchester, M13 0YE

Agent (if any): Mr Rashid Mehmood I. Planning Services 6B Cook Street, Bury, BL9 0RP

Case officer: Sue Wills
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Recommendation: Approve

Date of recommendation: 11 January 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 31 December 2020

Expired: 10 January 2021

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

The application relates to a mid terraced 1970's property, which lies within a predominantly residential area. The application site benefits from amenity space to the front and rear, with a 1m high wall with railings above to the gated alleyway to the rear garden boundary (overall height approximately 2m) , and 1.8m close boarded fencing to the garden boundaries with no.2 and 6 Clarence Road.

The front garden comprises pavements, and accommodates an off street parking space .No soft landscaping would be lost in connection with the proposed development.

No.2 Clarence Road has a long street frontage and is shallow in depth, however, the remainder of the terrace has narrower frontages, and are longer in depth. As such the main rear elevation of no.4 already projects beyond the rear elevation of no.2 by 2.5m. This figure increases to 4.5m if the single storey flat roof outrigger is included.

The existing property has a single storey outrigger on the rear elevation together with a canopy (unauthorised) and a garden shed. This scheme would involve the removal of the existing rear outrigger, canopy and shed. The side gable to no.352 Plymouth Grove (incorporating two small windows) forms the boundary to the western side of the rear alleyway.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located within a predominantly residential area comprising a mix of larger Victorian terraced houses and 1970's dwellings in the form of terraces . There are residential properties to the north , south, east and west. Further to the north east is a former public house at the junction of Plymouth Grove and Stockport Road , which gained planning approval on

15th June 2018 to be redeveloped as a medical practice with 6 self contained flats (ref: 119437/FO/2018). The property is located within a predominantly residential area in Longsight, with properties characterised by having public footways to the front and alleyways to the rear.

Description of development

Consent is sought for the erection of a part single , part two storey rear extension to form additional living accommodation. The proposed rear extension comprise brickwork with a hipped tiled roof to the first floor element of the scheme .The rear extension at ground floor level would be 4m in depth , and extend across the rear facade. At first floor level the proposed rear projection would be limited to 3m in depth and would be offset from the boundary to no.2 Clarence Road by 2.3 m. The proposed extension would enable the creation of kitchen/diner at ground floor level with a bedroom at first floor level.

The agent has written to confirm that the existing canopy and shed would be removed as part of the proposed development.

Parking and waste storage arrangements would be as existing.

Consultations & Notification Responses

Local residents - no comments received.

Issues

POLICIES

Relevant policies in connection with the proposed development are the National Planning Policy Framework (February 2019) Paragraph 8 - Achieving sustainable development ; Manchester Core Strategy Development Plan Document 2012-2027 , policy SP1 (Spatial Principles) , policy EN1 (Design Principles and Strategic Character Areas) and policy DM1 (Development Management) ; and saved UDP policies DC1.1 , DC1.2 and DC1.3

Principle of development

It is considered that the development would allow the adaptation of the existing house to meet changing residential needs, and that the proposal would represent a proportionate addition to the existing house. It is therefore considered that the proposed development responds positively to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1.

Residential Amenity

Approval is sought for the erection of a part single storey, part two storey rear extension in the rear garden.

The rear extension at ground floor level would be 4m in depth, and extend across the rear facade. At first floor level the proposed rear projection would be limited to 3m in depth and would be offset from the boundary to no.2 Clarence Road by 2.3 m. Both the single and two storey element of the scheme would have hipped roofs. It is considered that the incorporation of shallow sloping hipped roofs and the off setting of the first floor element from the boundary with no.2 Clarence Road would reduce any potential impacts from massing to an acceptable level, and would also reduce the loss of sunlight to the rear garden of no.2 Clarence Road.

Furthermore, at ground level the existing rear outrigger projects into the rear garden by 2.5m , with a large garden shed beyond the outrigger. As such built form and structures currently extend along the shared boundary for a distance of 4.18m . Whilst the single storey extension including the hipped roof would be slightly greater in height than the existing structure , it would not project out as far into the rear garden.

The proposed part single, part two storey rear extension would have a blank side gables which would minimise the potential for overlooking to nos. 2 and 6 Clarence Road . The gable to no.352 Plymouth Grove (which forms the boundary to the rear alleyway to the north west) has two small windows present (which appear to be serving non -habitable rooms) which are 13.91m from the main rear house façade (10.91m from the proposed rear bedroom window in the first floor extension) and not directly facing .Furthermore, no.1 Daisy Avenue to the south west of the rear alleyway has window in the rear façade and a rear garden depth of 4.6m . The distance from the rear façade of no.1 Daisy Avenue to the first floor bedroom window would be 14.35m, and not directly facing.

A condition, however is recommended to ensure that only approved windows are incorporated into the proposed extension, with a further condition proposed to ensure that the bedroom window at first floor level in the rear elevation is obscurely glazed to a height of 1.7m above the internal floor level to protect local residents and the occupiers from any potential overlooking and loss of privacy. On this basis, it is considered that development responds positively to Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Emailed confirmation has been received from the planning agent that this scheme would involve the removal of the existing shed and unauthorised rear canopy. The removal of these structures would enable a rear private garden space 4.2m in depth to be retained . It is therefore proposed to attached a condition to ensure that the canopy and shed are removed prior to any above ground works.

Visual Amenity

It is considered that the proposal would not detract from the character and appearance of the existing house, due to the context, and siting.

Overall the proposal has been designed to be in keeping with the design and character of the existing house, and would therefore not adversely affect the appearance of the existing dwelling or visual amenity within the area. It is therefore considered to be acceptable.

Height, scale and massing

It is considered that the scale of the development and its massing in relation to the surrounding context would be acceptable.

Siting

The proposed extension would be contained within the existing curtilage of the property and would not adversely affect neighbouring houses. It is considered that the development meets the requirements of Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Design and appearance

The part single, part two storey extension would be visible to the properties to either side of the dwellinghouse, and the houses to the west of the alleyway . The rear garden area is for the most part well screened by fencing to two boundaries. It is considered that the design and appearance of the proposed extension is acceptable. The agent has confirmed that materials will match the existing. It is therefore proposed that this aspect of the scheme is condition accordingly.

Waste Management

The existing arrangement is unaffected by the proposed development.

Car Parking

The front garden area is surfaced with pavements and accommodates an off street parking space. The proposal would not affect the existing parking arrangements.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance, matters relating to the offsetting of the first floor extension from the boundary with no.2 Clarence Road, and the need to obscurely glaze the proposed bedroom window at first floor level on the rear elevation for a height of 1.7m above internal floor level were raised with the agent and revised plans have been received , and the appropriate conditions have been attached.

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:

-Existing floor plans and elevations sheet 1 of 2 rev.A received 11th December 2020

- Email from the planning agent 11th December 2020 confirming the applicants willingness to remove all existing temporary canopy structure including metal shed.

- Email from the planning agent dated 11th January 2021 confirming the applicants acceptance of a condition requiring the rear first floor window to be obscurely glazed to a height of 1.7m above internal floor level.

-Proposed floor plans and elevations sheet 2 of 2 rev.B received 11th January 2021.

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 (2012).

3) The external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of the Manchester Core Strategy(2012).

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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on drawing Proposed floor plan and elevations Sheet 2 of 2 rev.B received 11th January 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

5) Before first occupation of the extension hereby approved, the bedroom window at first floor level in the rear elevation of the extension , shall be obscure glazed to a height of 1.7m above internal floor level, 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 Manchester Core Strategy (2012).

6) 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 part of the resulting dwelling shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

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 (2012).

7) Prior to any above ground works , the existing canopy structure and shed shall be removed from the site in accordance with the content of the email from the planning agent 11th December 2020.

Reason - To retain private usable amenity space, and in the interest of residential and visual amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Flat 1, 350 Plymouth Grove, Manchester, M13 0LX
Flat 3, 350 Plymouth Grove, Manchester, M13 0LX
350 Plymouth Grove, Manchester, M13 0LX
Flat 1, 352 Plymouth Grove, Manchester, M13 0LX
6 Clarence Road, Manchester, M13 0YE
2 Clarence Road, Manchester, M13 0YE
1 Daisy Avenue, Manchester, M13 0LY
Flat 2, 352 Plymouth Grove, Manchester, M13 0LX
Flat 5, 350 Plymouth Grove, Manchester, M13 0LX
Flat 4, 350 Plymouth Grove, Manchester, M13 0LX
Flat 2, 350 Plymouth Grove, Manchester, M13 0LX

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
Area Team Boundary - Name: NORTH2