

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128632/FH/2020

Date registered valid: 7 December 2020

Proposal: Erection of single storey side and front extension to form additional living accommodation

Address: 2 Newsham Walk, Manchester, M12 5QB

Ward(s): Longsight Ward

Applicant: Mr Ghulam Haider Chaudhry 2 Newsham Walk, Manchester, M12 5QB

Agent (if any): Mr Saghir Hussain Create It Studio Architects Universal Square, Devonshire Street North, Manchester, M12 6JH

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 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: 11 January 2021 Expired: 25 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

This application relates to no.2 Newsham Walk, which is located at the junction of Newsham Walk and Butterwick Close . As such the proposed single storey side extension would effectively be located on the Butterwick Close frontage of the dwellinghouse set behind a high boundary wall. The layout of the estate does not follow a standard approach. In this instance there is an area of off street parking at the between the boundary of the property on Butterwick Close and the back of pavement which can accommodate 3 cars . This appears to be a shared resource serving the houses on Newsham Walk. The planning agent has revised the site edged red to incorporate the parking space which lies outside the perimeter boundary of the property, but which is in the ownership of the occupiers of the property.

The application property is a 2 storey dwellinghouse with limited amenity space in the form of a partly paved side and fully paved front garden. The layout of the adjacent housing development means that the other side elevation is linked to a property on Newsham Walk and the rear elevation lies directly on the shared boundary to no.4 Butterwick Close. Both the front and side garden areas , are screened by a 1.8m high wall .

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The dwellinghouse is located within a predominantly residential area, and is bounded to all sides by residential properties

Description of development

It is proposed to erect a single storey front and side extension to the dwellinghouse.

The existing front porch has been extended in depth to the depth of the adjacent front single storey outrigger projection (used as a store room)facing onto Newsham Walk. The single storey side extension which is proposed would extend alongside the side elevation of the existing house , but follow the building line of the original house frontage . It would therefore be set back from proposed extended frontage by a depth of 1.7 m. Both of extensions proposed would incorporate a pitched roof, and materials would match existing. The proposed accommodation within the side extension would comprise a dining area, a utility room and a WC and shower room. This extension would project by 3.9m from the side elevation and extend across the side facade by 7.5 m. A ramped access would be provided to the new doorway in the side elevation which give access to the accommodation in the side extension.

A wooden bin store is proposed to the recessed area adjacent to the side extension to the Newsham Walk frontage to the dwellinghouse.

Consultations & Notification Responses

Local residents- No comments received.

Environmental Health - recommend a condition relating to the submission of the details of, and installation of a gas membrane, and an informative relating to a watching brief for contaminated land.

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 provision of additional residential accommodation for the occupier 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 existing front porch to be extended in depth, to the depth of the adjacent front single storey outrigger projection (used as a store room)facing onto Newsham Walk. The existing porch would be extended by only one metre in depth , and as such the proposed glazing to the frontage when combined with the distance to the houses to the northern side of Newsham Walk , and the high brick wall forming the perimeter boundary treatment , would not give rise to the potential for significant overlooking issues.

The single storey side extension which is proposed would extend alongside the side elevation of the existing house, but would be stepped back from the proposed extended frontage by a depth of 1.7 m. The proposed side extension would be 3.9m in width and 7.5m in length. Whilst the use of full height windows to this elevation would have been preferable, for the most part, the elevation facing Butterwick Close would be screened by the high brick perimeter wall to this boundary. It is however, proposed to attach a condition to require the WC /shower room window to be obscurely glazed. The windows originally proposed in the southern elevation has been removed following concerns about loss of residential amenity for the occupiers of no.4 Butterwick Close. The side extension would not project beyond the front building line to no.4 Butterwick Close and as no.4 Butterwick Close has a blank side elevation on the shared boundary there would be no overlooking or loss of light to that dwellinghouse in connection with the side extension being proposed.

A condition, however is recommended to ensure that only approved windows are incorporated into the proposed building. On this basis, it is considered that development responds positively to Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

It is acknowledged that the proposed side extension would mean that any amenity space for the family would be located to the front of the property to Newsham Walk. However, this front garden area is private and well screened by high brick boundary walls. Furthermore, confirmation has been received that the off street driveway outside the boundary walls to the curtilage of the house, is within the ownership of the applicant, and as such the front garden area would not be required for off street parking. It is therefore considered that the level of retained amenity space is on balance acceptable in this instance.

Visual Amenity

It is considered that the revised proposal would not detract from the character and appearance of the existing house, due to the context, siting, and use of matching materials for the side extension and extended porch. It is therefore proposed that a condition be attached to any approval to require that the materials to be used match those forming the existing dwellinghouse.

Overall the proposal would not adversely affect the appearance of the existing dwelling or visual amenity within the area and is therefore considered to be acceptable.

Siting

The siting of the side extension is considered to be appropriate and meet the requirements of Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Waste Management

The proposed development incorporates a bin store within the curtilage of the property, which is considered to be satisfactory.

Car Parking

The scheme would not affect the existing off street parking provision which is within the ownership of the applicant and is accessed off Butterwick Close.

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 size of the proposed extension retained levels of private usable amenity space, and off street parking provision were raised with the agent and revised plans were subsequently submitted 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:

Plan refs: A1304(01)002 rev.A - Existing Floor Plans; A1304(01)003 - Existing Elevations; A1304(01)001 rev.A - Existing Site and Location Plan; A1304(02)001 rev.C - Proposed Site and 3D View; A1304(02)002 rev.C - Proposed Floor Plans; A1304(02)003 rev.C - Proposed Elevations; received 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 Manchester Core Strategy (2012).

3) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill, pursuant to policy EN18 of the Manchester Core Strategy (2012).

4) The materials to be used on external elevations shall match those on the external elevations of the existing building in colour, size and texture.

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 (2012).

5) 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 side extension, other than those shown on the approved drawings, 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 (2012).

6) Before first occupation of the development thereby approved, the proposed high level window to the bathroom along the side elevation as shown on plan references: A1304(02)002 rev.C- Proposed Floor Plans; and A1304(02)003 rev.C - Proposed Elevations received 7th December 2020, shall be opaque 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, pursuant to The Manchester Core Strategy Development Plan Document, policies DM1 and SP1.

7) 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).

Informatives

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

6C Butterwick Close, Manchester, M12 5RA
6 Butterwick Close, Manchester, M12 5RA
6A Butterwick Close, Manchester, M12 5RA
3 Butterwick Close, Manchester, M12 5RA
4 Butterwick Close, Manchester, M12 5RA
1 Butterwick Close, Manchester, M12 5RA
1 Cullercoats Walk, Manchester, M12 5QP
4 Newsham Walk, Manchester, M12 5QB
1 Newsham Walk, Manchester, M12 5QB

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
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2