

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126443/FH/2020

Date registered valid: 9 March 2020

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

Address: 14 Balsam Close, Manchester, M13 9UL

Ward(s): Ardwick Ward

Applicant: M Elesh 14 Balsam Close, Manchester, M13 9UL

Agent (if any): Mr A Selougha aecdesign.co.uk 154 Park Road, Bolton, BL1 4RG

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 October 2020

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: 18 August 2020 Expired: 25 August 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

The application relates to a modern end of terrace property in a row of four, which is situated at the junction of Balsam Close with Haymans Walk. The property lies within a predominantly residential area of Ardwick ward comprising of 2, 3, and 4 storey housing type. The application property benefits from amenity space to the front and area rear, driveway along the frontage, existing small outbuilding sited in the rear garden, along with all round and boundary screening. There is an existing raised platform/balcony with balustrades at first floor along the frontage, which is accessed by French doors. This is a distinctive feature of these row of modern terrace houses and other similar properties within the wider estate.

Description of development

The proposal relates to the erection of a part single, part two storey rear extension to form additional living accommodation. The proposal has been slightly revised in the interest of residential and visual amenity, designing out crime, and clarification was sought regarding the anomaly in the property address description on the submitted location plans. Subsequent plans were received, and clarification has been provided, (Email from agent dated 24/09/2020)

confirming change to house number and street name; and Email from agent and attached updated plans received 18/08/2020). The updated information would comprise of:

- The initially proposed maximum rearward projection has been reduced to 3.50m
- The initially proposed bathroom window along the ground floor side elevation facing Haymans Walk has been removed, and
- It has been confirmed by the agent that the application address along with the some of the other properties in the wider area have been subject to a re-numbering process and street name change. The application address was formally no.8 Heymans Walk.

The proposed single storey rear extension would project from the rear elevation of the original dwellinghouse, along the common boundary with no. 12 Balsam Close (formally no.6 Heymans Walk), and measure: Length 2.61m x Width 2.35m x maximum Height 3.3m. The extension would have a lean-to pitched roof design, with one window along the roof elevation and French doors facing the rear garden.

The proposed 2 storey rear extension would be flush with the building line of the original house along the Haymans Walk elevation, and project Length 3.76m along this elevation with the back of pavement, and Length 3.50m along the common boundary with the proposed single storey rear extension x Width 3.01m. A pitched roof design is proposed, and the ridge of the proposed roof has been set below that of the original house, along with windows at ground and first floor, facing the rear garden.

It is intended to match external facing materials with those of the original house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal, no comments, objections and representations were received.

POLICIES

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

1. The National Planning Policy Framework (NPPF), (February 2019)
2. 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 EN1 (Design Principles and Strategic Character Areas)
 - Policy EN19 (Waste)
 - Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

- In addition, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The document advises that high quality design is a vital attribute of successful neighbourhoods.
- Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.
- Paragraph 2.14 goes on to say: it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.
- Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well-designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

As previously outlined, the initially submitted proposal has been slightly revised in the interest of residential amenity, designing out crime and clarification was sought regarding the anomaly in the property address description on the submitted location plans. Subsequent plans were received, and clarification was provided, (Email from agent dated 24/09/2020 confirming change to house number and street name; and Email from agent and attached updated plans received 18/08/2020). The updated information would comprise of:

- The initially proposed maximum rearward projection has been reduced to 3.50m
- The initially proposed bathroom window along the ground floor side elevation facing Haymans Walk has been removed, and
- It has been confirmed by the agent that the application address along with the some of the other properties in the wider area have been subject to a re-numbering process and street name change. The application address was formally no.8 Heymans Walk.

The proposed single storey rear extension would project from the rear elevation of the original dwellinghouse, along the common boundary with no. 12 Balsam Close (formally no.6 Heymans Walk), and measure: Length 2.61m x Width 2.35m x maximum Height 3.3m. The extension

would have a lean-to pitched roof design, with one window along the roof elevation and French doors facing the rear garden.

The proposed 2 storey rear extension would be flush with the building line of the original house along the Haymans Walk elevation, and project Length 3.76m along this elevation with the back of pavement, and Length 3.50m along the common boundary with the proposed single storey rear extension x Width 3.01m. A pitched roof design is proposed, and the ridge of the proposed roof has been set below that of the original house, along with windows at ground and first floor, facing the rear garden.

It is intended to match external facing materials with those of the original house.

Principle

The principle of the revised proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential / Visual Amenity

Impact of works (part single part 2 storey rear extension) - In light of the changes to the initial plan by reducing the proposed maximum rearward projection, and removing the ground floor window along the side elevation which faced a public right of way, it is considered that matters surrounding residential and visual amenity, and crime and safety have been sufficiently mitigated. Furthermore, it is not considered that the development would result in undue overlooking or loss of privacy as there would be no windows along the side elevation. All the proposed windows would be located along the roof elevation, or would face the rear garden, and there would be a considerable separation from the properties along this elevation, therefore it is considered acceptable. The proposed development would also allow for amenity space to be retained along the rear of the application site.

In terms of height, scale and massing impact, the maximum rearward projection at 3.50m and 2.61m along the common boundary with no. 12 Balsam Close (formally no.6 Heymans Walk) accords with the guidance in City Councils saved UDP policy DC1.3 (a) regarding rearward extensions. In addition, it is considered that there would be no undue massing impact from the 2-storey element of the proposal as there is a good separation between the extension, no. 12 Balsam Close, those properties along the rear elevation, and the adjacent 4 storey flats along the side elevation with Haymans Walk.

In terms of siting, the application building is an end of terrace property, and the submitted information indicates that the siting of the extension would be located along the common boundary with Haymans Walk - a public right of way, and no. 12 Balsam Close (formally no.6 Heymans Walk); therefore the proposed works would can be seen from the immediate highway and by the immediate houses along the rear elevation. Certificate B has also been submitted. On balance, the proposed development is considered to be acceptable in terms of its impact on residential and visual amenity as there are no unduly overbearing, overshadowing or loss of privacy impacts and is therefore considered to be in accordance with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1,

DM1, SP1, T2, EN19; Saved Unitary Development Plan Policy DC 1, and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Design and appearance - It is not considered that the proposed development would unduly harm the character of the building or the general area. It is intended materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Car Parking / Highways issues - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy T2, and saved Policy DC1 of the Unitary Development Plan.

Waste Management - The existing waste management arrangement would not be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy EN19, and saved Policy DC1 of the Unitary Development Plan.

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted proposal has been slightly revised in the interest of designing out crime

and clarification was sought regarding the anomaly in the property address description on the submitted location plans. Subsequent plans were received, and clarification was provided, (Email from agent dated 24/09/2020 confirming change to house number and street name; and Email from agent and attached updated plans received 18/08/2020). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as Local Planning Authority on 09 March 2020.
- Location Plan, X101, received by the City Council as Local Planning Authority on 09 March 2020.
- Location and Sites Plans, Sheet No. A101, received by the City Council as Local Planning Authority on 18 August 2020.
- Sheets List and Area Plans, Sheet No. A100, received by the City Council as Local Planning Authority on 18 August 2020.
- Floor Plan, Sheet No. A102, received by the City Council as Local Planning Authority on 18 August 2020.
- Floor Plans (DIMS), Sheet No. A103, received by the City Council as Local Planning Authority on 18 August 2020.
- Roof Plan, Sheet No. A104, received by the City Council as Local Planning Authority on 18 August 2020.
- Section AA, Sheet No. A105, received by the City Council as Local Planning Authority on 18 August 2020.
- Section BB, Sheet No. A106, received by the City Council as Local Planning Authority on 18 August 2020.
- Section CC, Sheet No. A107, received by the City Council as Local Planning Authority on 18 August 2020.

- Sections DD & EE, Sheet No. A108, received by the City Council as Local Planning Authority on 18 August 2020.
- Front & Rear Elevations, Sheet No. A109, received by the City Council as Local Planning Authority on 18 August 2020.
- South-West Elevation, Sheet No. A110, received by the City Council as Local Planning Authority on 18 August 2020.
- North-East Elevations, Sheet No. A111, received by the City Council as Local Planning Authority on 18 August 2020.
- Furniture and 3D View Plans, Sheet No. A112, received by the City Council as Local Planning Authority on 18 August 2020.
- 3D Views Set (1), Sheet No. A113, received by the City Council as Local Planning Authority on 18 August 2020.
- 3D Views Set (2), Sheet No. A114, received by the City Council as Local Planning Authority on 18 August 2020.
- Detail Views (1), Sheet No. A115, received by the City Council as Local Planning Authority on 18 August 2020.
- Drainage Details, Sheet No. A116, received by the City Council as Local Planning Authority on 18 August 2020.
- Building Notes (1), Sheet No. A117, received by the City Council as Local Planning Authority on 18 August 2020.
- Building Notes (2), Sheet No. A118, received by the City Council as Local Planning Authority on 18 August 2020.
- Email correspondence from agent, received 24 September 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) Notwithstanding the materials annotated on the elevation plans ,prior to erection of the above ground works, samples of the external facing materials to be used on the extension hereby permitted shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved materials.

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 Manchester's Local Development Framework: The Manchester Core Strategy.

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:

- Location Plan, X101, received by the City Council as Local Planning Authority on 09 March 2020.
- Location and Sites Plans, Sheet No. A101, received by the City Council as Local Planning Authority on 18 August 2020.
- Sheets List and Area Plans, Sheet No. A100, received by the City Council as Local Planning Authority on 18 August 2020.
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- 3D Views Set (1), Sheet No. A113, received by the City Council as Local Planning Authority on 18 August 2020.
- 3D Views Set (2), Sheet No. A114, received by the City Council as Local Planning Authority on 18 August 2020.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester

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 part of the development 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). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

2 Rudcroft Close, Manchester, M13 9XT
20 Balsam Close, Manchester, M13 9UL
18 Balsam Close, Manchester, M13 9UL
16 Balsam Close, Manchester, M13 9UL
48 Helmshore Walk, Manchester, M13 9TH
38 Helmshore Walk, Manchester, M13 9TH
34 Helmshore Walk, Manchester, M13 9TH
16 Helmshore Walk, Manchester, M13 9TH
3 Haymans Walk, Manchester, M13 9TF
14 Balsam Close, Manchester, M13 9UL

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2