

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126971/FH/2020

Date registered valid: 22 May 2020

Proposal: Erection of two storey rear extensions and two storey side extension to No. 74 Beresford Road to form additional living accommodation

Address: 74-76 Beresford Road, Manchester, M13 0GX

Ward(s): Rusholme Ward

Applicant: Mr. Zahid Hussain 76 Beresford Road, Manchester, M13 0GX

Agent (if any): Mr Niamat Ali NA Design & Construction Ltd 47 Egerton Road South, Manchester, M21 0YW

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

Recommendation: Approve

Date of recommendation: 13 August 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: 4 August 2020 Expired: 11 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 site application site comprises of a pair of 2 storey semi-detached properties in Rusholme ward. The properties are set back from the road, with amenity space to the front, side and rear elevations, along with boundary screening

The area is a mix of residential semi-detached and terraced properties, with a number commercial, retail, offices, and warehouses in the vicinity. The Longsight Children's Centre, St Agnes C of E Primary School and local shops are within walking distance.

Description of development

The submitted application relates to the erection of two storey rear extensions one to no.74 and one to no.76 Beresford Road and two storey side extension to No. 74 Beresford Road to form additional living accommodation

This is a joint application with the submitted information indicating the proposed 2 storey rear extensions being tied in together along the common shared boundary. The proposal would also involve elevational alterations to the existing rear dormer at no.76.

The initially submitted proposal has undergone revisions, given the concerns raised with the agent in relation to the proposed bulk and massing impact along the rear elevation, which was due to the rearward projection and associated roof design. Revised plans were negotiated and subsequently submitted, (Proposed Floor Plans, NA P02 REV A, received 21/07/2020, and Existing and Proposed Elevations, NA P03 REV A, received 03/08/2020 and Second floor layout to no.76 received 13/08/2020).

The revisions would consist of:

- A reduction in the proposed rearward projection to 4m for both 74 and 76 Beresford Road, and
- The initially proposed roof design of the proposed 2 storey extensions has been amended and the agent has advised that the roof pitch has been reduced a further 3 degrees and has been set well below the main roof, (email from agent of 21/07/2020). The roof design above the rearward extensions has also been revised from a gable to a hip to reduce the massing of the scheme.

The proposed two storey side extension to no. 74 Beresford Road would measure 7690mm (length) x 1500mm (width), and would be set-back at ground floor 4686mm from the front elevation of the existing w/c, with one window facing the common boundary. At first floor, it would be set-back 2931mm from the front elevation of the existing stair well, with 2 windows facing the common boundary. An access of 1000mm would be left from the side elevation of the proposed extension to the common boundary with no.72a Beresford Road.

In terms of the proposed two storey rear extensions to nos. 74 and 76 Beresford Road, the extensions would measure 4000mm (length) x 14947mm (width), with windows at first floor and substantially glazed concertina doors and windows facing the rear garden at ground level. One Velux style window is proposed along the rear roof slope of the extension to no.76.

With regards to the proposed elevational alterations to the existing rear dormer at no. 76 Beresford Road, this would involve the removal of one window along the side elevation facing no.78 Beresford Road, and the introduction of two windows facing the rear garden.

It is intended to match materials with those of the existing dwellinghouse.

Consultations & Notification Responses

1. Local residents

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

Two further re-consultations had to be undertaken due to the agent amending the design of the proposed development. No objections, comments or representations were received on these occasions.

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 DM 1 (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

The initially submitted proposal has undergone revisions, given the concerns raised with the agent in relation to the proposed bulk and massing impact along the rear elevation, which was due to the rearward projection and associated roof design. Revised plans were negotiated and subsequently submitted, (Proposed Floor Plans, NA P02 REV A, received 21/07/2020, and Existing and Proposed Elevations, NA P03 REV A, received 03/08/2020 and Second floor layout to no.76 received 13/08/2020).

The revisions would consist of:

- A reduction in the proposed rearward projection to 4m for both 74 and 76 Beresford Road, and
- The initially proposed roof design of the proposed 2 storey extensions has been amended and the agent has advised that the roof pitch has been reduced a further 3 degrees and has been set well below the main roof, (email from agent of 21/07/2020). The roof design above the rearward extensions has also been revised from a gable to a hip to reduce the massing of the scheme.

The proposed two storey side extension to no. 74 Beresford Road would measure 7690mm (length) x 1500mm (width), and would be set-back at ground floor 4686mm from the front elevation of the existing w/c, with one window facing the common boundary. At first floor, it would be set-back 2931mm from the front elevation of the existing stair well, with 2 windows facing the common boundary. An access of 1000mm would be left from the side elevation of the proposed extension to the common boundary with no.72a Beresford Road.

In terms of the proposed two storey rear extensions to nos. 74 and 76 Beresford Road, the extensions would measure 4000mm (length) x 14947mm (width), with windows at first floor and substantially glazed concertina doors and windows facing the rear garden at ground level. One Velux style window is proposed along the rear roof slope of the extension to no.76.

With regards to the proposed elevational alterations to the existing rear dormer at no. 76 Beresford Road, this would involve the removal of one window along the side elevation facing no.78 Beresford Road, and the introduction of two windows facing the rear garden.

It is intended to match materials with those of the existing dwellinghouse.

Principle

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

Height, scale and massing

Given the revisions to the initially submitted plans, it is considered that the proposed development would be a proportionate addition to the original dwellinghouse as it has been scaled down to mitigate concerns regarding the unduly dominant and overbearing impact, particularly along the rear and common boundaries with no. 72a and 78 Beresford Road.

As previously mentioned, this a joint application, and the submitted information indicates that the proposed 2 storey rear extensions would in-part be built on the common shared boundary and tied in together. With the exception of this factor, the proposed works would be contained within the curtilage of the application sites, and the roof line of the proposed two storey elements have been set below that of the original house. The revised proposed rearward extension with a projection at 4000mm, and hipped roof design is considered acceptable, due to the length of the rear garden, and the relationship with adjoining properties. It is considered that on balance following the revisions to the initially submitted plan that the cumulative impact along the rear elevation has been appropriately scaled down. Additionally, due the significant

separation from those properties along the rear, it is considered that the proposed development would create no significant adverse impact in terms of height, scale and massing on the amenities of the neighbouring occupiers, specifically, those at nos. 72a and 78 Beresford Road, 52 and 54 Bexhill Drive, and 65 and 67 Copthorne Crescent, pursuant to the requirements of Core Strategy policies EN1, DM1 and SP1.

Siting

As previously outlined, the submitted information indicates that the proposed 2 storey rear extensions would in-part be built on the common shared boundary and tied in together, with the exception of this, in terms of siting, the remaining proposed works would be contained within the curtilage of the application site. The existing access along the side elevation of no.76 would be unaffected, and a proposed access of 1000mm would be retained along the side elevation of the proposed 2 storey side extension at no.74 and the common boundary with no.72a Beresford Road. The proposal would be visible along the streetscene and by the occupiers of the immediate houses, specifically those at nos. 72a and 78 Beresford Road, 52 and 54 Bexhill Drive, and 65 and 67 Copthorne Crescent. However, it is not considered that the proposal would adversely affect the streetscene or neighbouring houses, or would it be out of character. There is also significant separation from those properties along the rear of the application site, and therefore, on balance, it is considered that the development meets the requirements of Core Strategy policies EN1, DM1 and SP1 and saved UDP policy DC1.

Residential amenity

The application properties benefit from land to the front, side and rear elevations. The immediate neighbouring properties sharing a common boundary are nos. 72a and 78 Beresford Road, 54 Bexhill Drive, and 67 Copthorne Crescent and there is a significant distance from those properties along the rear elevation of the application sites. For the most part the proposed window openings would face onto the rear garden or Beresford Road. However, three would face the common shared boundary with no.72a Beresford Road, and it is recommended that any proposed windows along the side elevation be conditioned to mitigate privacy and overlooking matters. For the reasons outlined and subject to planning conditions, it is considered that the proposal would not be unduly overbearing, overshadowing or give rise to privacy issues, pursuant with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1, DM1, SP1, EN19, T2; Saved Unitary Development Plan Policy DC 1; and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Design and appearance

In terms of the proposed materials, it is intended materials would match the existing. A materials condition has been attached to ensure that the materials are adhered to and as stated on the application form and drawings. For the reasons stated above it is considered that the proposal is acceptable in design terms, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Waste Management

The existing arrangement at nos. 74 and 76 Beresford Road would be unaffected, bins can be stored within curtilage and brought to the back of pavement on collection days; pursuant with The Manchester Core Strategy Development Plan Document Policy EN19, and saved Policy DC1 of the Unitary Development Plan.

Car Parking / Highways issues

The existing car parking arrangements at nos. 74 and 76 Beresford Road would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy T2, 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 undergone revisions, given the concerns raised with the agent in relation to the proposed bulk and massing impact along the rear elevation, which was further exacerbated by the proposed roof design. Revised plans were negotiated and subsequently submitted, (Proposed Floor Plans, NA P02 REV A, received 21/07/2020, Existing and Proposed Elevations, NA P03 REV A, received 03/08/2020, and revised second floor plan ref: NA01 for no.76 received 13.08.2020). 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:

- Location Plan, received by the City Council as the Local Planning Authority on 22 May 2020,
- Existing Floor Plans, and proposed second floor plan for no.76 Beresford Road Drawing No. NA P01, received by the City Council as the Local Planning Authority on 13/08 2020
- Email from agent and attached Proposed Floor Plans, Drawing No. NA P02 REV A, received 21/07/2020,
- Email from agent and attached Existing and Proposed Elevations, Drawing No. NA P03 REV A, received 03/08/2020

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 external facing materials to be used on the extensions hereby permitted shall match those of the existing building in terms of type, colour, texture and scale and those as specified on the submitted application form and approved drawings.

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 policy DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of 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:

- Email from agent and attached Proposed Floor Plans, Drawing No. NA P02 REV A, received 21/07/2020
- Email from agent and attached Existing and Proposed Elevations, Drawing No. NA P03 REV A, received 03/08/2020
- Email from agent and attached existing floor plans and proposed second floor plan for no.76 Beresford Road Drawing No. NA P01, received by the City Council as the Local Planning Authority on 13/08/2020.

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

5) Before first occupation of the development thereby approved, the two proposed first floor bathroom and en-suite windows along the first floor side elevation of no.74 Beresford Road as shown on:

- Email from agent and attached Proposed Floor Plans, Drawing No. NA P02 REV A, received 21/07/2020, and
- Email from agent and attached Existing and Proposed Elevations, Drawing No. NA P03 REV A, received 03/08/2020, shall be obscurely 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.

6) Before first occupation of the development thereby approved, the proposed ground window along the first floor side elevation of no.74 Beresford Road as shown on:

- Email from agent and attached Proposed Floor Plans, Drawing No. NA P02 REV A, received 21/07/2020, and
- Email from agent and attached Existing and Proposed Elevations, Drawing No. NA P03 REV A, received 03/08/2020, shall be non-opening, and obscurely glazed to a height of 1.7m above the internal floor level and 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.

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 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

Burooj, 81A Beresford Road, Manchester, M13 0GX
54 Bexhill Drive, Manchester, M13 0RD
76 Beresford Road, Manchester, M13 0GX
52 Bexhill Drive, Manchester, M13 0RD
67 Copthorne Crescent, Manchester, M13 0QY
70A Beresford Road, Manchester, M13 0QT
Second Floor Flat, 81 Beresford Road, Manchester, M13 0GX
Ahmed Food And Veg, 81 Beresford Road, Manchester, M13 0GX
72A Beresford Road, Manchester, M13 0QT
80 Beresford Road, Manchester, M13 0GX
69 Copthorne Crescent, Manchester, M13 0QY
72B Beresford Road, Manchester, M13 0QT
70B Beresford Road, Manchester, M13 0QT
65 Copthorne Crescent, Manchester, M13 0QY
63 Copthorne Crescent, Manchester, M13 0QY
78 Beresford Road, Manchester, M13 0GX

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