

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127052/FH/2020

Date registered valid: 2 July 2020

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

Address: 12 Kearsley Road, Manchester, M8 4GF

Ward(s): Crumpsall Ward

Applicant: John Mullen FINROC 12 Kearsley Road, Manchester, M8 4GF

Agent (if any): Mr Micheal Cooney FINROC 3 The Mead, Salford, M5 5LL

Case officer: Janine Renshaw-Livesey
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Recommendation: Approve

Date of recommendation: 19 August 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 2 July 2020 Expired: 23 July 2020

Neighbour notifications

Printed: 2 July 2020 Expired: 23 July 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: No

Tree Preservation Order: No

This Application relates to 12 Kearsley Road, Crumpsall. 12 Kearsley Road is a two-storey, semi-detached family dwelling house. The property has a single storey extension that would be demolished as part of this proposal and had been demolished at the time the site visit was undertaken.

Planning Permission is sought for the erection of a part single and part two storey rear extension to provide additional ground floor living space and a first floor bedroom extension.

The proposed ground floor extension will project 4 metres from the existing rear extension, and will be 7 metres in length. The first floor extension will be set in from the boundary with adjoining property 10 Kearsley road by 3.2 metres from and would be pulled away from the gable facing the shared boundary with 14 Kearsley Road by 1.4 metres.

External access between the front and rear of the property will remain possible, allowing bin storage within the rear curtilage. A significant area of garden area will be retained to the front and rear.

Revised drawings were provided by the applicant lowering the ridge of the roof.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and one letter enquiring what the intended use of the property would once the extension was implemented was received from a local resident. In response to this enquiry information was relayed to the resident that the current proposal would allow the property to be used as a residential dwelling house only and conversion to flats or a house of multiple occupation would require further planning permission. There has been no further representing received after the initial correspondence was received. A condition has been attached to the consent instructing that no part of the development shall be used for any other purpose other than a residential dwelling house.

The Highways Team were consulted and raised no objection to the proposal.

Issues

Policy

For reasons to be outlined below, it is considered the proposal accords with these policies.

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

Policy EN1 'Design Principles' States that all development in Manchester will be expected to follow the seven principles of urban design in accordance with the National Planning Guidance and states that in any new development the principal features of the local area should be retained.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning

Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

Principle of the Proposal

The principle of extending an existing residential property to create additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity currently enjoyed by the neighbouring properties.

Residential Amenity

The applicant proposes to erect a two storey rear extension to form additional living accommodation. The accommodation provided would be an extended lounge at the ground floor with an additional bedroom to the first floor.

The house had a single storey extension to the rear of the property which has now been demolished. The applicant proposes to build off the existing rear elevation of the house. The application site is joined to no. 10 Kearsley Road which has a single storey rear extension that projects beyond the proposed single storey extension. The first floor element of the proposal is pulled away from the shared boundary with no. 10 by 3.2 metres. The ground and first floor extension is pulled away from the gable of the host building by 1.4 metres facing no. 14 Kearsley Road, leaving a significant gap between the two storey rear extensions of the neighbouring property which again projects beyond the proposed rear extension. The ridge line of the extension has been reduced by 1 metre which would reduce any shadowing that may occur to the rear of no. 14 Kearsley Road. It is expected that an element of shadowing on the windows

on the neighbouring property would occur due to the orientation of the building. However, attempts to pull away the proposed first floor extension and the remaining gap between the two properties coupled with the fact no.14 has a considerable two storey rear extension that would over sail the projection of the proposed extension by 4m meters, the impact of the first floor extension would be minimal in terms of casting a shadow on the substantial built form and the garden of the neighbouring property. Furthermore, the single first floor extension would be pulled away from no 10 Kearsley Road by 3150mm and given the orientation of the building there would no significant impact on shadowing and amenity of the occupiers of the dwelling house.

There would be no windows proposed in the side elevation. However, two windows and a door at ground floor level and one window at first floor level are proposed facing the rear garden area. A condition has been attached to any consent granted to ensure no further window and doors can be implemented without seeking planning permission.

Given the distance to the adjacent property included Clifffdale Drive it is not considered that the proposed development would have a detrimental impact on the residential amenity currently enjoyed by the neighbouring properties and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The extension has a ridge significantly lower than the existing roof ridge height of the property.

It is considered that the proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials by way of brick and tile as specified in the application form. The design is considered acceptable in that it remains subservient to the existing property and cannot be readily viewed within the street scene. The surrounding area is defined by two storey semi detached dwelling houses many of which comprise of two storey substantial outriggers consisting of gable roof design. The neighbouring property to the application site is consistent with the design of other extension within the surrounding area. Therefore, given this established design format within the surrounding area the gable roof of the proposed extension is considered to relate the vernacular and is therefore, considered to be acceptable.

It is not considered that it would have a detrimental impact on either the character of the property, nor the area within which it is located.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Bins

The current situation with regards to bin storage and collection is not impacted by the proposed development.

Parking

Car parking is not affected by this proposal.

External amenity space

Whilst the proposal results in an increase in the floor space of the property, there is sufficient external amenity space retained for occupants of the property.

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 officers have worked with the agent in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also 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:

MC-135-01 Rev C3, stamped as received on the 1st July and MC-135-02 Rev 4, stamped as received on the 18 August 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 extension 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 and in the interests of the visual amenity of the area within which the site is located, 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 the approved drawings referenced MC-135-01 Rev C3, stamped as received on the 1st July and MC-135-02 Rev 4, stamped as received on the 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

Highway Services

15 Cliffdale Drive, Manchester, M8 4QF
17 Cliffdale Drive, Manchester, M8 4QF
16 Kearsley Road, Manchester, M8 4GF
14 Kearsley Road, Manchester, M8 4GF
10 Kearsley Road, Manchester, M8 4GF
11 Kearsley Road, Manchester, M8 4GH
8 Kearsley Road, Manchester, M8 4GF
19 Cliffdale Drive, Manchester, M8 4QF
9 Kearsley Road, Manchester, M8 4GH

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1