MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	127131/FH/2020
Date registered valid:	15 June 2020
Proposal:	Erection of a single storey rear extension to form additional living accommodation
Address:	33 Bennett Road, Manchester, M8 5ED
Ward(s):	Crumpsall Ward
Applicant:	Mr Anjum Rasool 33 Bennett Road, Crumpsall, Manchester, M8 5ED
Agent (if any):	Mr Subhan Saleem 70 Heywood Road, Prestwich, Manchester, M25 1FN
Case officer:	Janine Renshaw-Livesey Tel: 0161 234 4555 Email: j.renshaw-livesey@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	3 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: 8 July 2020 Expired: 29 July 2020

Site notice
Posted: Expired:

Press advert
Published: 14 July 2020 Expired: 4 August 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Yes

Tree Preservation Order: No

The application site relates to a two storey, double bay fronted, mid terrace property in a short row of three fronting Bennett Road. The site lies within residential area with a mix of semi-detached and short rows of terraced properties within a predominately residential area of Crumpsall ward of North Manchester. The property benefits from an existing small single storey rear extension, off street car parking space, garden area to the front and rear with boundary fencing to the perimeter of the site.

The submitted application is for the erection of single storey rear extension to form additional living accommodation.

PLANNING HISTORY
124289 - Erection of two storey rear extension to form additional living accommodation WITHDRAWN 18/9/19
126319- Erection of single storey rear extension to form additional living accommodation REFUSED 2020

The submitted application is for the erection of single storey rear extension to form additional living accommodation which differs from the previously refused proposal which was larger in terms of the dimension which were 5m width x 8.7m length x 4.5 metres in height.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and the proposal was advertised in the local press and a site notice erected as affecting a conservation area and no representations were received.

Issues

POLICIES
UNITARY DEVELOPMENT PLAN SAVED POLICIES
DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. 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 original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:
a) rearward extensions greater than 3.65m (12ft) in length

NATIONAL PLANNING POLICY FRAMEWORK
Chapter 12. Achieving well-designed places
124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (Adopted 11 July 2012)
Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-
Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.

- 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.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

CITY COUNCILS GUIDE TO DEVELOPMENT IN MANCHESTER 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;
2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

ISSUES
RESIDENTIAL/VISUAL AMENITY

The submitted application is for the erection of a sloping roof single storey rear extension (4m width x 8.8m length x 3m height at the lowest point) to form additional living accommodation following demolition of existing single storey rear extension. The proposed extension accommodates a kitchen, lounge and showroom.

The adjoining property at no. 35 Bennett Road has an existing single storey rear extension with a projection approximately 3.8 metres in width.

The application site relates to a mid-one of three attached properties, which sits within a rectangular plot. The property benefits from an existing single storey rear extension which takes under half the width of the original house, this will be demolished. It was noted that the neighbouring property has a single storey rear extension with a similar projection to the proposed single storey extension.

The proposed sloping roof extension would project from the rear wall of the dwelling house by 4 metres and would take the full width of the existing rear elevation. The highest point of the roof abuts the existing rear elevation of the dwelling house and reduces in height by 1m in height towards the proposed rear elevation of the extension, on balance it is considered that the proposal does not appear to pose a significant impact in terms of visual amenity.

The rear garden measures approximately 5.3 metres to the rear curtilage of the site. To the rear of the application site is a rear alleyway.

It was also noted that properties within the immediate area have had rear extensions and therefore the modest extension would pose no visual or residential amenity upon the neighbouring properties of within the locality.

No windows or opening are proposed in the side elevations of the new extension, one door and three windows has been proposed in the elevation overlooking rear garden area and 2 no. roof

lights will provide additional lighting to the extension. The proposed openings do not pose issues in terms of residential amenity; overlooking or privacy. A condition shall be applied to any approval regarding no further windows in any of the elevations and the showroom window shall be obscurely glazed.

The proposed extension poses minimum impact upon loss of light and overshadowing as the orientation of the property is south (front) facing with the proposed extension to the north (rear) elevation. However due to the proposed size, scale and height of the extension, there appears to be no significant issues relating to visual or residential amenity, overshadowing or loss of light on the adjacent properties.

Overall the proposed extension is considered to be subservient to the existing property and therefore does not create any significant impact in terms of visual and residential amenity or within the local surrounding area.

DESIGN & APPEARANCE
The proposed extensions are in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

CAR PARKING
Car parking is provided at the property and would be unaffected by the proposal.

REFUSE STORAGE
The existing refuse arrangements would not be affected by the proposal.

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 polices 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:

Site Plan 3 of 7
Proposed Ground Floor Plan 4 of 7
Proposed Rear 5 of 7
Proposed Side 6 of 7
Proposed Side 7 of 7
The Location Plan, stamped as received on the 10th July 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 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 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, Proposed Ground Floor Plan 4 of 7, Proposed Rear 5 of 7, Proposed Side 6 of 7 and Proposed Side 7 of 7, stamped as received on the 10th July 2020.

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

5) The ground floor toilet facility shown on drawing numbers Proposed Ground Floor Plan 4 of 7 and Proposed Rear 5 of 7, stamped as received on the 10th July 2020, shall be obscure 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.

Appendix 1 – List of consultees & neighbours notified

31 Bennett Road, Manchester, M8 5ED
42 Crumpsall Lane, Manchester, M8 5FB
35 Bennett Road, Manchester, M8 5ED
44 Crumpsall Lane, Manchester, M8 5FB

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
Area Team Boundary - Name: NORTH1