MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126439/FH/2020
Date registered valid:	9 March 2020
Proposal:	Erection of a two storey side extension with hipped roof, part two, part single storey rear extensions, rear dormer and single storey entrance porch to provide additional living accommodation
Address:	42 Springbridge Road, Manchester, M16 8PU
Ward(s):	Whalley Range Ward
Applicant:	Mr Kaleem Iqbal, 62 Brammas Close, Slough, SL1 2TR
Agent (if any):	Mr Umayr Azam, Northedge Architecture, 10 Jasmine Close, Manchester, M23 9EY
Case officer:	Joe Hobbs Tel: 0161 600 8772 Email: j.hobbs@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	14 May 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 21 April 2020 Expired: 12 May 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area/site/building

The application site relates to a two storey, red-brickfaced dwelling house located within a residential estate in the Whalley Range area of South Manchester. The property benefits from a 2 storey outrigger projecting from the rear of the property. The front of the property is characterised by bay windows at first and second floor and a front gable above the first floor bay window. The property is bounded by the adjoining property of 44 Springbridge Road to the South, the rear gardens of 1, 3 and 5 Gildridge Road to the North, and the rear garden of 8 Highbury Road to the West. There is an existing gap between the side of the property, and the boundary to the 3 properties on Gildridge Road of approx 3m. There is an existing free-standing garage to the rear of the property that would be demolished as part of the proposals.

Description of development

The proposal is for the erection of a two storey side extension with hipped roof, part-two part single storey rear extension, rear dormer and single storey front porch wrapping around to join the ground floor side extension. The proposal would include a bin store to the front of the property.

Consultations & Notification Responses

Local residents, as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal.

Following the first round of notification, 1no. objection was received siting the following issues:

- Property would be used as a HMO, creating noise and disturbance as a result

- Extension would cause loss of light/overshadowing to their property
- Extension would cause overlooking and impact on privacy
- Extension would impact on traffic, safety of nearby school children
- Impact on the street overview design and appearance

The plans were amended to remove the hip-to-gable conversion, and step back the 2nd storey element of the side extension, as well as removing the 2nd storey element of the rear extension proposed to the adjoining boundary. Neighbours were renotified of the amended proposals.

Following the second period of notification, 1no. objection was received from the same objector as the first period of notification.

- The objection raised no issues that were not raised previously in the first objection.

Issues

Policy and issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy EN 19 - Waste Management
o Policy SP1 - Spatial Principles
o The National Planning Policy Framework (NPPF)

Principle - The proposal for the erection of a two storey side extension with hipped roof, part-two part single storey rear extension, rear dormer and single storey front porch wrapping around to join the ground floor side extension, to form additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to the proposed siting, design, appearance, scale and massing of the development and to the impact upon existing levels of residential amenity.

Siting, scale and massing -
The proposed side and rear extension would wrap around the property. It would project c.3.6m off the back of the existing outrigger, and would project 2.6m from the side elevation of the existing property. A small gap of approx 0.3m would be left between the proposed extension and the boundary. The extension would wrap around the front of the property at ground floor, forming a porch and bin store, projecting c.1.4m from the front of the property. At first floor the side extension would step in from the ground floor, projecting c.1.4m from the side of the original property, leaving a distance of c.1.5m between the proposed first floor side extension, and the boundary to the properties on Gildridge Road. The roof to the ground floor and first floor extensions would be hipped. The ground floor extension would have an eaves height of 2.7m, and a ridge height of 3.6m. The first floor extension would match the eaves and ridge heights of the existing roof.

To the rear of the property, a single-story extension to the adjoining boundary is proposed. The proposal would remove the bay window, and install a 2.8m ground floor extension, with a flat roof with an eaves height of 2.6m. A rear dormer is also proposed which would be set back from the eaves line and below the ridge height of the original roof.

The current proposals represent a reduction in scale from the original proposals. The first floor side extension has been set back 1.5m from the boundary and the hip-to-gable conversion removed so as to reduce the potential impacts of overshadowing and loss of light on the gardens of the properties on Gildridge Road that form the Northern boundary with the application property. The applicant has also removed the first floor element of the proposed rear extension along the adjoining boundary, due to the impact it would have on views from the first floor rear windows on the adjoining property. The amendments introduced to the scheme reduce the scale and massing of the proposals, and serve to reduce any potential impact on adjoining properties. Whilst it is recognised that the property is due south of the gardens of 1,3 and 5 Gildridge Road, the proposed first floor additions are not considered to significantly alter the existing situation as they only serve to extend the existing side elevation out by 1.4m and a minor extension of the existing rear outrigger of 0.5m. The proposed dormer could cause some additional overshadowing, however it is not considered to be significant and it is noted that a similar roof alteration could be permitted under permitted development rules.

Design and appearance - The proposed materials for the extensions would match the brickwork and roofwork on the existing house. The proposal is a modern design and it is believed that the materials would complement the dwelling house. The design appears to be in keeping with the general character of the building and therefore the proposal is acceptable with both policy DM1 of the Core Strategy and saved policy DC1 of the UDP.

Refuse bin storage -the ground floor wrap around front extension would provide a new porch and a bin store area, allowing bins to be stored neatly prior to collection, which accords with the principles set out in policy EN 19 of the Core Strategy.

Residential Amenity - The proposed extension to the rear and side of the property, should not give rise to overlooking or loss of privacy to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy. The windows proposed to the ground and first floor of the proposed side extension would be opaque so as not to provide opportunity for overlooking to the gardens of the neighbouring properties on Gildridge Road. These windows would be in place of existing windows in similar locations. There could be some additional overshadowing caused by the proposed extension. Whilst it is recognised that the application property is due south of the gardens of 1,3 and 5 Gildridge Road, the proposed first floor additions are not considered to significantly alter the existing situation as they only serve to extend the existing side elevation out by 1.4m and a minor extension of the existing rear outrigger of 0.5m at first floor. The proposed dormer could cause some additional overshadowing, however it is not considered to be significant and it is noted that a similar roof alteration could be permitted under permitted development rules.

Overall, the impact of the proposed amendments is considered to be minimal given the existing orientation of buildings on site, the size of the proposed extensions and the size of the gardens of the properties at Gildridge Road still allowing ample amenity space which wouldn't be affected by overshadowing. The design is in keeping with the character of the property and would not adversely impact upon residential amenity.

The applicant has confirmed that the property would be used as their family home. A condition would be applied to restrict the use of the property to a family dwelling rather than a House in multiple occupation. it is not considered that the proposed extension would give rise to unacceptable levels of noise, or disturbance. The plans also show space for two cars to park at the front of the property, so it is not considered that there would be an adverse impact on traffic, parking or road safety as a result of the proposals.

It is considered that the proposed extension would not affect the amenities of the occupiers of neighbouring residential properties, as set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Conclusion - Taking into consideration the dimensions of the extension, the materials and the orientation of the property, it is considered that the proposal should not give rise to any loss of amenity to neighbouring occupiers. The modern design is what is normally expected of such a structure and should not adversely impact upon residential amenity.

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved policy DC1 and Core Strategy Policies DM1, EN14 and SP1

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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
stamped as received by Manchester City Council as Local Planning Authority 9th March 2020

Email from Umayr Azam dated 1st April 2020 confirming use of property as family dwelling received via email 1st April 2020

Dwg 20-14-20-001 R8 Proposed Ground Floor Plan and Site Plan
Dwg 20-14-20-002 Plan R8 Proposed First and Second Floor
Dwg20-14-003 R6 Proposed Elevations
received via email 20th April 2020

Reason - To ensure the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall be as specified on the submitted application form and drawings, and shall match those of the existing building in type, size, colour and texture.

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 policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding condition 2, before first occupation of the extension hereby approved, the windows in the ground and first floor side elevation facing the rear gardens of 1,3 and 5 Gildridge Road 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 be non-opening up to a height of 1.7 metres from the internal floor level, and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

5) The application property and alterations hereby approved shall be used as a Use Class C3 single family dwellinghouse only and for no other purpose (including as a House in Multiple Occupation Use Class C4 or sui generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

1 Gildridge Road, Manchester, M16 8PS
101 Springbridge Road, Manchester, M16 8PU
44 Springbridge Road, Manchester, M16 8PU
105 Springbridge Road, Manchester, M16 8PU
103 Springbridge Road, Manchester, M16 8PU
8 Highbury Road, Manchester, M16 8PT
6 Highbury Road, Manchester, M16 8PT
7 Gildridge Road, Manchester, M16 8PS
5 Gildridge Road, Manchester, M16 8PS
3 Gildridge Road, Manchester, M16 8PS
42 Springbridge Road, Manchester, M16 8PU

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