MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126654/FO/2020
Date registered valid:	8 April 2020
Proposal:	Erection of part single storey part two storey side and rear extension, with associated balustrade/landing area, to form additional living accommodation
Address:	18 Alma Road, Manchester, M19 3NW
Ward(s):	Levenshulme Ward
Applicant:	Mrs Iram Naz 18 Alma Road, Manchester, M19 3NW
Agent (if any):	
Case officer:	Ian Jarvis Tel: 0161 234 4079 Email: i.jarvis@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	9 June 2020

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit:

Standard consultations:
Printed: 29 May 2020 Expired: 5 June 2020

Neighbour notifications
Printed: 29 May 2020 Expired: 5 June 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:

The application relates to an end terraced house in a row of 5 dwellinghouses on the fringe of Levenshulme District Centre. Whilst the premises are in a predominantly residential use the lounge is used as a Class A2 office, by a family member, authorised by planning permission ref:123066/FO/2019. It is a condition of this permission that the office is used, by a family member, in association with the use of the main house.

The property is a red brick built and has a low level wall along the front boundary, which is accessed by a pedestrian gate. There is no vehicular access within the curtilage, with vehicle parking being reliant on street. There is a commercial unit adjoining the property which is largely single storey. The rear of the property has a 1.8 metre high walled boundary. The house is of a traditional design and has an original 3 story outrigger, which links into a similar outrigger at no.16 Alma Road. The building is therefore of an 'L' shape, with garden to the rear that backs on to Ethel Terrace.

The property benefits from the recently granted larger homes extension approval:

125260/PDE/2019 - Prior Notification for larger home extension with a rearward projection of 6.0 metres, an eaves height of 3.0 metres and a maximum height of 4.0 metres - Approved December 2019.

That approved extension would fill in the gap between the outrigger and the side boundary wall adjacent to the adjoining commercial premises. It would be single storey and would project 6 metres from the main rear wall, of the house and approximately 2 metres from the outrigger.

It is now proposed to erect a part single storey part two storey extension largely in the same position as the approved larger home extension. It is now proposed that the ground floor element would project 8 metres, from the main wall of the house, and approximately 4 metres from the outrigger. In addition an upper floor extension is now proposed, which would project approximately 7 metres from the main wall of the house, and approximately 3 metres from the outrigger.

The extension would be used as additional living accommodation with the whole property retaining a residential use, other than the single room used as the Class A2 office. The extension would have a pitched roof and would be constructed in materials to match the existing house.

Consultations & Notification Responses

Local residents - 13 emails have been received, in support of the application. None of these are from addresses, in the immediate vicinity of the site and none were from occupiers of the properties that were notified of the application

Strategic Area and Citywide Support Manager - No objections.

Issues

National Planning Policy Framework (February 2019) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and communities' health, social and cultural well-being; and

An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well an add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

There should be a presumption in favour of sustainable development and planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

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 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
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy 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 States that, notwithstanding the generality of the above policies, the council will not normally approve:
a) rearward extensions greater than 3.65m (12ft) in length
b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
c) 2 storey extensions to terraced properties which occupy the full width of the house
d) flat roofed extensions to bungalows
e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

Impact of works – The premises have an existing permission for a 6 metre long single storey extension. At ground floor level, the proposal therefore represents a 2 metre projection increase. In addition a new upper floor element is proposed, which projects 7 metres from the main wall of the house, and approximately 3 metres from the existing outrigger.

With regards to the relationship with the adjoining property (no.16 Alma Road) the extension would be situated on the opposite side of the rear yard (i.e. not along the common boundary) and, due to the common outrigger, in effect the extension would be seen as a 4 metre ground floor extension, and 3 metre upper floor extension, from the adjoining property. There is a

window proposed, in the upper floor extension, but the applicant has agreed that this would be obscurely glazed. The extension would therefore be viewed from no.16, but given the above, it is not considered that it would have an unduly adverse impact upon the occupiers of that property.

In relation to the adjoining business premises, this site contains a mixture of single storey and two storey buildings. The two storey element of the extension would be situated along the common boundary with that property, but it adjoins a yard/outdoor working area and it is not considered that the extension would have any impact on the operation of those premises and would not have a detrimental visual impact for employees/occupiers of the site.

As the business premises contains single storey buildings and is quite open, part of the upper floor extension could be viewed, from Alma Road. It is, however, set-back from the road, and would be seen against the backdrop of other two storey buildings. Also, the roof design, of the extension, has been amended, from a flat roof, to a pitched roof, to improve its visual appearance, when viewed from the street.

The property is also visible, at the rear, from Ethel Terrace. This street though is a back street, used for servicing, with no residential properties, and the property has a long rear garden area. Any visual impact, on Ethel Terrace, is therefore considered to be minimal.

Overall, in terms of scale, design and relationship with surrounding properties, it is not considered that the extension now proposed would have an adverse impact upon the character of the area or the amenity of adjoining occupiers.

Use – Given that an office use is allowed, in one room of the house, a condition is proposed to ensure that no part of the extension is used as non-residential space.

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. In this case, negotiations were entered into, which will resulted in some design amendments.

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 drawings numbered sheet 01 rev B, sheet 02 rev B, sheet 03 rev B, sheet 04 rev B, sheet 05 rev B and sheet 06 rev B, all dated 19 May 2020 and stamped as received by the City Council, as Local Planning Authority, on 20 May 2020.

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

3) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation of the development thereby approved, the side window to bedroom 4 (i.e. facing the common boundary with no.16 Alma Road) shall be fitted with obscure glazing, and fixed shut at least up to a level of 1.7 metres above floor level. The window shall thereafter be maintained in that condition.

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.

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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy

6) 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 resulting dwelling shall be used for any other purpose than 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.

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and 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 policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

7) No part of the extension shall be used for any purpose in relation to the existing A2 operation in the existing house.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and an unrestricted Class A2 use may give rise to unacceptable noise impacts which have not been assessed as part of the application proposals.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health

20 Alma Road, Manchester, M19 3NW
2 Ethel Terrace, Manchester, M19 3NJ
22 Alma Road, Manchester, M19 3NW
988 - 990 Stockport Road, Manchester, M19 3WN
Ground Floor, 988 - 990 Stockport Road, Manchester, M19 3NN
986 Stockport Road, Manchester, M19 3NN
984 Stockport Road, Manchester, M19 3NN
982 Stockport Road, Manchester, M19 3NN
Mustafa & Co, 980 Stockport Road, Manchester, M19 3NN

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
Area Team Boundary - Name: NORTH2