MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126442/FH/2020
Date registered valid:	9 March 2020
Proposal:	Erection of a two storey side extension, following demolition of existing side extension, together with the erection of a part single, part two storey rear extension to form additional living accommodation
Address:	121 Wilton Road, Crumpsall, Manchester, M8 4PD
Ward(s):	Crumpsall Ward
Applicant:	Mr Khalid Rehman 121 Wilton Road, Manchester, M8 4PD
Agent (if any):	Mr M. Amjad Active Construction Ltd 44 Higher, Ardwick, Manchester, M12 6DA
Case officer:	Eve Woolstencroft Tel: 0161 234 4533 Email: eve.woolstencroft@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	30 April 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: 11 March 2020 Expired: 1 April 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:

Tree Preservation Order:

Description of Site/Area

The application site relates to a two storey brick built semidetached dwellinghouse located in a predominantly residential area in the Crumpsall ward of North Manchester. The property benefits from a large rear garden and gap between the side wall of the house and the shared boundary of approx. 2.5 metres.

Description of Development

The submitted application seeks planning permission for the erection of a two storey side extension, following demolition of existing side extension, together with the erection of a part single, part two storey rear extension to form additional living accommodation

The single storey rear extension would be close to the shared boundary and have a width of 3.4 metres, height to the eaves of 2.6 metres and maximum height of 3.5 metres. The single storey rear extension would have a maximum rear projection of 4 metres and 2 metres minimum.

Proposed two storey element of the rear extension would have a rear projection of 2 metres and a width of 2.3 metres, be set away 2.5 metres from the boundary with no 119 Wilton Road 3.4 metres from the boundary with no. 123.

The proposed two storey side extension would be set back two metres from the front elevation and have a width of 2.5 metres and would project the full depth of the existing house. The single storey element would project 2 metres to the rear of the existing house.

Consultations & Notification Responses

Local residents were notified and 1 response was received from an adjacent occupier.

Concerns raised can be summarised as follows: The two storey side and rear extension will cause issues. With regards to loss of light, noise and loss of privacy at the of back of the house, the garden will be overshadowed causing damp.

A further 7 day neighbour notification was carried out upon the receipt of revised drawings. No further representations were received.

Environmental Health - recommendation of Gas Membrane condition.

Policy

NPPF (2019)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.
The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are economic environmental and social.
The following specific chapters are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

Extant UDP Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

Policy DC1.1 - Relates to residential extensions and in this case requires consideration of: the impact of the general character of the property; the effect upon the amenity of neighbouring occupiers; the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs and the overall appearance of the proposal in the street-scene. Given the requirements of the resident it is considered that this policy is relevant and the proposed design represents an appropriate response.

Policy DC1.2 - Requires consideration of the extensions to ensure that it is not excessively large or bulky. It is considered that the extension is a proportionate response to meet changing occupational needs.

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:
a). rearward extensions greater than 3.65 metres 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 he full width of the house;
d). flat roofed extensions to bungalows;
e). extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).
DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable
of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy.
Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.
DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Core Strategy
Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies are relevant for this application:

Policy DM 1 - Development Management
All development should have regard to the following specific issues which are considered relevant for this application:
-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, odours, litter, vermin, birds, road safety and traffic generation.
-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.
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-Flood risk and drainage.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:
-Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to 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.

Issues

Principle

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential Amenity/Visual Amenity

The original application as submitted was assessed and there were concerns relating to the scheme. It was considered that the set back of the side extension from the front elevation at first floor, was not sufficient to ensure there are no potential terracing impacts in relation to the extension contrary to saved UDP policy DC1. Furthermore it was considered that the proposed first floor element of the side extension that projects beyond the rear elevation due to its scale and proximity to the neighbouring boundary, also the proposed roof of the first floor rear was considered to be large and bulky in contrary to save UDP policy DC1.2.

Revision were requested to show a 2 metre set back at first floor, the roof of the rear extension hipped and the first floor element of the side extension removed.

The proposal has been reassessed upon the receipt of these plans and it is now considered to be acceptable and in accordance with Saved UDP Policy DC1 and Core Strategy Policies DM1 and SP1.

Given that the two storey element of the rear extension has a rear projection of 2 metres and is set away from either boundary by 2.5 and 3.4, the proposed extension is not considered to give rise to any significant overbearing or overshadowing impacts on the amenity of either neighbouring property.

There are no proposed windows on either side elevation of the extensions, therefore it is not believed therefore that there will be any significant overlooking/privacy impacts of the development on neighbouring occupiers on either side. There are not considered to be any significant overlooking impacts, greater than existing due to the rear due to the projection of the extension, length of rear garden, particularly as boundary screening and trees are in place. The application is therefore in accordance with Core Strategy Policy DM1 which requires consideration of impacts on amenity including light and privacy.

The extension is considered to be subservient to the host property due to the set back from the front elevation at first floor by 2 metres and set down of the roof height from the existing roof, the proposal is therefore in accordance with saved UDP policy DC1.

Car Parking

Off street car parking would remain to the front of the property following the extension and therefore the proposal is considered acceptable in terms of car parking.

Refuse Storage

The proposed extension would not allow for the transportation of bins from the rear garden to the highway on collection day and therefore the household bins would have to be stored at the front of the property. A condition will be therefore attached to ensure details for a bin store are submitted within on month of the approval date to protect visual amenity of the area.

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/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, some negotiations were necessary and appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and 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 and received by the City Council as Local Planning Authority on 16 March 2020
-Existing & Proposed Plans & Elevations stamped and received by the City Council as Local Planning Authority on 16 March 2020

Reason - To ensure that the development is carried out in accordance with the approved plans, 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.

3) The materials to be used on the external surfaces of the extension hereby permitted 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) Prior to the commencement of development appropriate and comprehensive construction designs shall for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill had ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill had pursuant to policy EN18 of the Manchester Core Strategy (2012).

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 windows or doors shall be inserted into the side elevations of the extension hereby approved other than those shown on the approved Drawings referenced KH-PP-01, KH-PP-02, KH-PP-03 received via email by the City Council as Local Planning Authority on 30 April 2020

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

Appendix 1 – List of consultees & neighbours notified

17 Dinorwic Close, Manchester, M8 4FT
15 Dinorwic Close, Manchester, M8 4FT
74 Wilton Road, Crumpsall, Manchester, M8 4PJ
119 Wilton Road, Crumpsall, Manchester, M8 4PD
76 Wilton Road, Crumpsall, Manchester, M8 4PJ
123 Wilton Road, Crumpsall, Manchester, M8 4PD
19 Dinorwic Close, Manchester, M8 4FT
72 Wilton Road, Crumpsall, Manchester, M8 4PJ
121 Wilton Road, Crumpsall, Manchester, M8 4PD

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1