

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140889/FH/2024
Date registered valid: 15 October 2024
Proposal: Erection of a part single/part two storey side and rear extension.
Address: 9 Crumpsall Lane, Manchester, M8 4ED
Ward(s): Crumpsall Ward

Applicant: Mrs Nargis Tahir
Agent (if any): Mr Subhan Saleem, Saleem Architects
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 28 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 November 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 October 2024 Expired: 8 November 2024

Site notice

Posted: 1 November 2024 Expired: 22 November 2024

Press advert

Published: 22 October 2024 Expired: 12 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this householder planning application is identified as 9 Crumpsall Lane. It is 2 storey brick and render semi-detached dwellinghouse. It has garden area to three sides and has in curtilage parking which is accessed off the frontage from Crumpsall Lane. It occupies a prominent corner plot at the junction with Crumpsall Lane and Holland Road. There is an existing single storey side and rear extension. The whole of the garden area has previously been paved over front and rear. The property is located within the Crumpsall Lane Conservation Area.

Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature comprising of a mix of house styles and types ranging from Victorian villa styles to townhouses and low- level apartment blocks. The property immediately adjacent to the host property as it turns the corner onto Holland Road (1A) is a bungalow.

Description of development

The proposal is for the erection of a single storey side/rear extension. It has a dual pitched roof would be of matching materials in its construction The extension would provide accessible accommodation for the disabled resident in the form of accessible bathroom and bedroom.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

The application is located within the Crumpsall Lane Conservation Area, and as such the application was advertised and a site notice displayed at the site.

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 EN 3 Heritage, The City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

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;

DC18 for Conservation Areas pays particular regard to developments within conservation areas:

- o the relationship of new structures to neighbouring buildings and spaces;
- o the effect of major changes to the appearance of existing buildings

Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Issues

Principle of the Proposal

The principle of extending a residential property in a residential area to provide 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, which in turn should be balanced against the improvements for the disabled occupant.

Residential Amenity

The application site comprises a two storey semi-detached property within a predominantly residential area of Crumpsall within the Crumpsall Lane Conservation Area. The site is bounded by a low brick wall with railings above to the front with a paved garden area to the frontage, and a brick wall with timber gate to the rear. The whole of the rear garden and side have historically been paved over. The proposal was originally for a part single part two storey side and rear extension, however given that the neighbouring property that abuts the site at 1A Holland Road is a bungalow, and the two storey element would be going much closer to that

bungalow, it was considered to be overbearing and would have a detrimental effect upon the level of amenity currently enjoyed by its occupants.

Negotiations therefore took place with the applicants, and it was determined that the space required was for a disabled resident, and therefore the revision to reduce the proposal to a single storey extension was submitted for consideration.

The single storey extension would take the property no closer to the bungalow on Holland Road, with the additional space being created by expanding widthways rather than rearwards, it is of a comparable scale to the bungalow, and there are no windows proposed in the rear elevation which faces the common boundary with the bungalow at number 1A Holland Road. The windows are proposed in the side elevations and overlook the applicants own garden area. There is also an established boundary between the proposal site and the bungalow which for a good part screens the extension from view. As such there is no issue with regards to overlooking arising from the extension. It is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the occupants of the bungalow.

With regards to the occupants of the adjoining half of the proposal property at number 7 Crumpsall Lane, the additional space created by the extension is on the other side of the existing single storey element, and would therefore have no impact on the residential amenity that they currently enjoy.

The proposed extension would however greatly increase the level of amenity for the disabled resident of 9 Crumpsall Lane by providing a fully accessible bedroom and bathroom. There is still sufficient external amenity space retained for the occupants of 9 Crumpsall Lane post development.

Visual Amenity

The proposed extension would be constructed in matching materials to the host property and would assimilate well with the existing property. The aesthetics of the existing single storey have been improved. As part of the proposal it has been amended from the existing single storey flat roof to that of a pitched roof which better reflects the design of the existing property and those within the immediate area. It is not considered that the proposed extension would have a detrimental impact upon the visual amenity of the neighbouring properties, nor have a detrimental impact upon the property itself nor the character of the Conservation Area within which it is located. The proposed development therefore accords with Core Strategy Policy DM1 and saved policies DC1 and DC18 of the UDP.

Siting, scale and massing

The reduction of the proposal to single storey from the original two storey has now resulted in an extension that whilst increasing the floorplan to provide a more useful and useable footprint, still retains subservience when viewed in the context of the host property. It is also respectful to the single storey nature of the property along the common boundary at 1A Holland Road and takes the house no closer to that property. It presents as a relatively modest addition and is not excessively large or bulky and is therefore considered to accord with the principles set out in saved UDP policies DC1 and DC18 and accords with Core Strategy policies DM1 and EN3 of the Core Strategy.

Design and appearance

The design of the proposals would complement the original aesthetic of the property in that the materials would match those of the main dwellinghouse. It is considered that the proposal is acceptable in terms of design and appearance and would not adversely impact upon either the property itself or on the character of the conservation area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN3 and in general the design is considered acceptable.

Impact on the Character of the Crumpsall Lane Conservation Area

The City Council encourages where appropriate the retention of the original character and detail of properties within the Crumpsall Lane Conservation Area. In terms of its size the extension is relatively modest and being on the rear of the property it is not highly visible from within the street scene it does not interfere with the existing characteristics of the property or surrounding properties within the conservation area. The materials proposed are sympathetic in terms of the existing property in terms of design and colour pallet. It is considered that the proposal accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Trees

The proposal has no impact upon the trees.

Disabled access

The proposal would not have a detrimental impact, rather it would improve the accessibility for the disabled occupant of the property.

Bins

The proposal has no impact on the current waste management.

Parking

Car parking is not affected by this proposal.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Officers have worked with the Applicant / Agent in a positive and proactive manner in order to guide the Application through all stages of the Planning process, negotiations took place and revised plans were submitted resulting in a scheme that could be supported and accords with both national and local policies.

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:

Sheet 1- Location Plan

Sheet 3- Proposed Roof Plan

Sheet 5-Proposed Floor Plans

Sheet 7- Proposed Elevations

Sheet 8- Proposed Site Plan

All annotated December 2024

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 materials to be used on the external surfaces of the extension hereby permitted, including patching in and mortar, 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 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.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Before first occupation the window in the ground floor southern (side) elevation 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 7, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Westwood Nursing Home, 8 Polygon Road, Manchester, M8 5DD
27 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
25 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
22 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
7 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
4 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
2 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
Flat 3, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 1, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 4, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 6, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 10, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 11, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 9, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 5, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 2, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 8, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
Flat 12, Tunstead Court, 39 Polygon Road, Manchester, M8 5EF
29 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
28 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
26 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
24 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
23 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
21 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
20 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
19 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
18 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
17 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
16 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
15 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
14 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
12 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
11 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
10 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
9 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
8 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
6 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
5 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
3 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
1 Spring Bank Court, 2A Holland Road, Manchester, M8 4EB
7 Crumpsall Lane, Manchester, M8 4ED

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Crumpsall Lane Conservation Area 2004
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA