

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141385/FH/2024
Date registered valid: 28 October 2024
Proposal: Erection of part single part two storey side extension to form additional living accommodation
Address: 33 Cedric Road, Manchester, M8 4JE
Ward(s): Crumpsall Ward

Applicant: Wachsstock
Agent (if any): Sam Golding, Gold Sketch Studios Ltd
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 14/03/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 November 2024 Expired: 25 November 2024

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

The application relates to a two-storey semidetached class C3 dwellinghouse on a corner plot on the junction of Huntley Road and Cedric Road. The house is finished in red brick with white render on the first floor and terracotta roof tiles.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Cedric Road is a residential street located in the Crumpsall Ward of North Manchester. The area is predominantly residential consisting of semidetached family dwellings with some low-level flat blocs on the nearby Brooklands Road.

Description of development

The applicant is seeking permission for the erection of a part single part two storey side extension to form additional living accommodation.

Consultations & Notification Responses

Neighbours, as per Appendix 1 – No comments of objections received.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

This application seeks planning consent for the erection of a part single/part two storey side extension. Extending a residential property, via extensions including two storey side extensions in order to provide additional living accommodation is usually acceptable in principle. However, in these circumstances, the part single, part two storey side extension would be situated on a corner plot that would come well forward of the building line on Huntley Road, and the principle of development cannot be supported due to adverse implications in terms of residential/ visual amenity and design and appearance.

Sitting, Scale and Mass

The single storey element of the extension would project to the side of the main house by 4770mm, whilst the two-storey element would project out by slightly less at 3540mm, they would span the length of the main house at 7920mm but would not project beyond the rear wall. Both sections would feature a hipped roof, with the single storey having a maximum height of 3690mm, sloping down to 2550mm at the eaves, whilst the two-storey section will have a maximum height of 7120mm, sloping down to 5520mm at the eaves, the ridge height would be 535mm lower than the ridge of the main roof.

Overall, the two-storey element of the proposal is considered to be unacceptable on account of the unduly harmful impact it would have upon the street scene and visual amenity of the surrounding area as well as the appearance and character of the host dwellinghouse itself. This

is on the basis that the first floor would project considerably beyond the clearly established building lines of Huntley Road, forming a visually incongruous feature with the capacity to cause substantial visual harm. This view is further maintained as there is no existing precedent for two-storey side extensions on corner plots in the immediate street scene with the same relationship to neighbouring property.

The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Visual Amenity

The form of the side extension includes a setback of 2980mm at first floor level. Given the side extension would be set approx. 2.9 metre from the southern boundary of the site, the proposal could be considered compliant with Policy DC1.4 of the UDP which considers two storey side extensions. It is also noted the proposed materials to be used in the proposal would largely match the host property and therefore is considered acceptable in this regard. However, the form of the extension to ensure compliance with Policy DC1.4 of the UDP does not mitigate the harm felt by the street scene on the junction of Cedric Road and Huntley Road.

Residential Amenity

Given the large spacing and setbacks between the proposal area and neighbouring properties, it is considered that the proposal is unlikely to cause issues associated with overshadowing, loss of light, or loss of outlook. In addition to this, the use of obscure glazing on side bathroom windows and the placement of the first-floor side window above the staircase, it is not anticipated that the new windows would cause any privacy issues for the residents or neighbours.

Parking

Parking would be unaffected by this proposal.

Waste Storage

Storage of refuse bins would be unaffected by this proposal.

Conclusion

In this instance, although the proposed development would allow the adaptation of the existing house to meet changing residential needs, on balance, given the contextual relationship along the boundaries, the proposed development would undermine the building line on Huntley Road. It is therefore considered that the proposed development does not respond positively to The National Planning Policy Framework (December 2024); policies SP1, DM1 and EN1 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007), and for these reasons, the application should be refused.

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: Refuse

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. Officers have worked with the agent in a proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application, whilst some issues were overcome one remains outstanding, and a satisfactory resolution has not been reached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. Reason for refusal -

The proposal, by reason of its excessive scale, sideward projection, and siting in a prominent location, would form an overly dominant and visually obtrusive feature which would be out-of-keeping with the character of the surrounding area and would project beyond the established building lines of Huntley Road, affecting views along the street to the detriment of visual amenity. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

39 Cedric Road, Manchester, M8 4JE
37 Cedric Road, Manchester, M8 4JE
35 Cedric Road, Manchester, M8 4JE
31 Cedric Road, Manchester, M8 4JE
48 Cedric Road, Manchester, M8 4JD
6 Huntley Road, Manchester, M8 4JF
4 Huntley Road, Manchester, M8 4JF
2 Huntley Road, Manchester, M8 4JF
3 Huntley Road, Manchester, M8 4JF
5 Huntley Road, Manchester, M8 4JF
50 Cedric Road, Manchester, M8 4JD
7 Huntley Road, Manchester, M8 4JF
1 Huntley Road, Manchester, M8 4JF
54 Cedric Road, Manchester, M8 4JD
52 Cedric Road, Manchester, M8 4JD
46 Cedric Road, Manchester, M8 4JD
44 Cedric Road, Manchester, M8 4JD
42 Cedric Road, Manchester, M8 4JD

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
Area Team Boundary - Name: NORTH AREA