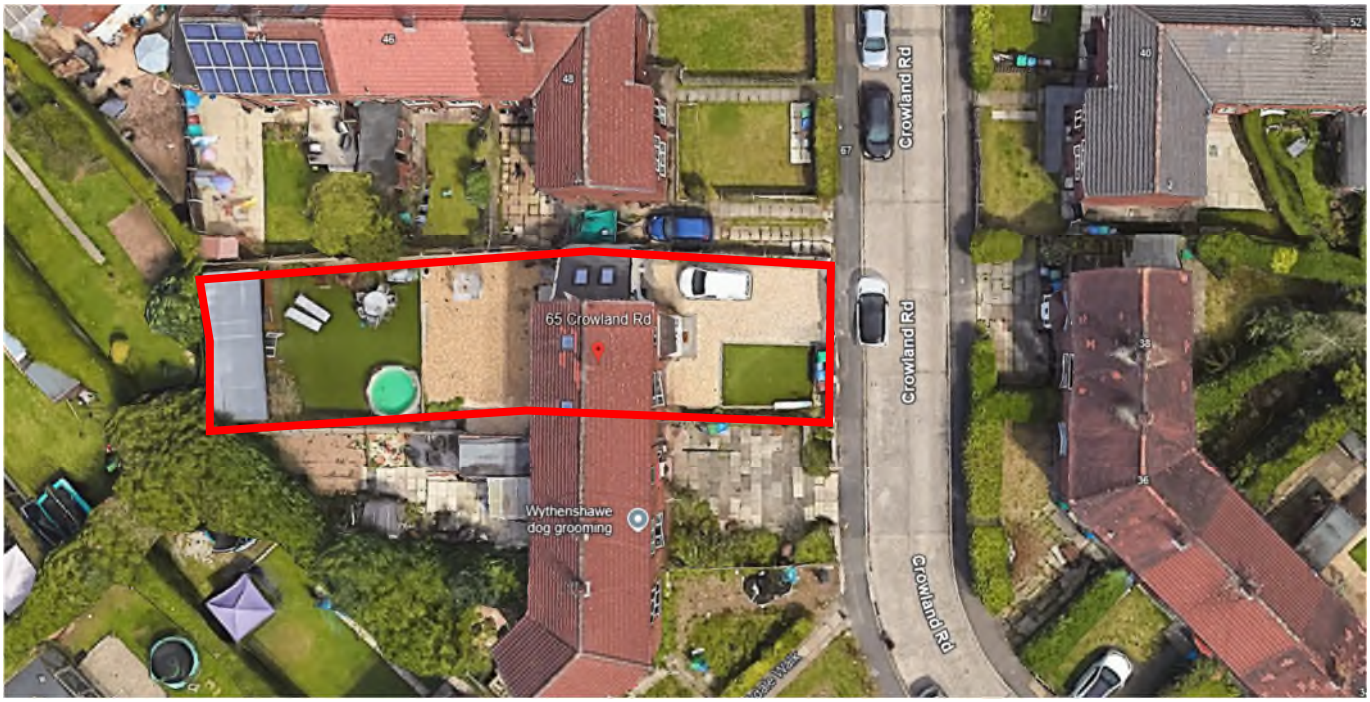
MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141501/FH/2024
Date registered valid:	13 November 2024
Proposal:	Erection of single storey front extension to form additional accommodation
Address:	65 Crowland Road, Manchester, M23 2UU
Ward(s):	Baguley Ward
Applicant:	Mr Martin Brown
Agent (if any):	
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**7th January 2025**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 20 November 2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 14 November 2024 Expired: 5 December 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 site/building relates to an end terraced C3 property located on Crowland Road in the Baguley ward area of Manchester. The property is of brown brick with red concrete roof tiled dual pitch roof. The property features a single storey side and rear extension, front porch and detached outbuilding in the rear garden. A gravelled driveway is located to the front with landscaped front area. Boundary treatment comprises brick wall and timber fence and gates to the front with timber fencing to the rear.



Listed building: Not applicable
Conservation area: Not applicable

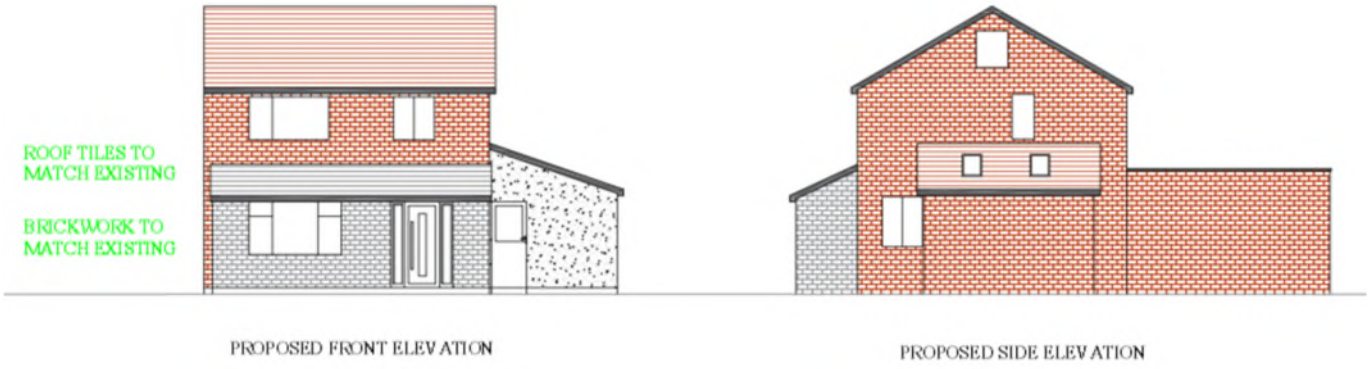
Tree Preservation Order: Not applicable

Description of area

Crowland Road is located within a predominantly residential area close to Fairywell Brook, Newall Green nature Area and the North Cheshire Motorway (M56).

Description of development

The applicant is seeking planning permission for the erection of single storey front extension to form additional accommodation



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments or representations have been received as a result of this proposal.

Policy and Issues

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

- Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- Policy DC1 for Residential Extensions is still considered of relevance, in particular policy 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.
- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- Policy DM 1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles
- Policy EN 19 - Waste Management
- The National Planning Policy Framework (NPPF)

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

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.
JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 65 Crowland Road

Planning reference number: 136360/FH/2023 - Part retrospective application for the erection of a single storey rear extension, single storey side extension and front gate - This application was approved on 28.04.2023

Residential Amenity

The applicant is seeking planning permission for the erection of single storey front extension to form additional accommodation

The applicant proposes to erect a single storey front extension which would project forward of the principal elevation measuring 1.5m extending across the front wall of the property close to the shared boundary with the adjoining property no. 63 Crowland Road and would not project beyond the side wall of the house.

The roof would be mono pitch sloping with roof tiles to match the existing property. A window and door with elongated windows along the frame would be situated on the front elevation; no windows are proposed on the side elevations. Given that windows already overlook the street at the front, it is not anticipated that there would be any overlooking or loss of privacy given by the introduction of windows in this location of the property.

The extension would be visible from the public highway and therefore would feature within the street scene. Although, houses in the immediate vicinity are themselves altered to some extent, the character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, taking into consideration the setback from the back of footpath, it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Siting, scale and massing

The size and footprint of the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to match the existing as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse

The storage of refuse bins are not affected by the proposal.

Parking

There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Conclusion

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 UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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 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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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:

Received on 13th November 2024 numbered 102024/2 Proposed Elevations
Received on 13th November 2024 numbered 102024/5 Existing and Proposed Site Plan
Received on 13th November 2024 numbered 102024/6 Proposed Floor Plan

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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

40 Crowland Road, Manchester, M23 2QT
34 Crowland Road, Manchester, M23 2QT
67 Crowland Road, Manchester, M23 2UU
38 Crowland Road, Manchester, M23 2QT
50 Newall Road, Manchester, M23 2UB

48 Newall Road, Manchester, M23 2UB
46 Newall Road, Manchester, M23 2UB
36 Crowland Road, Manchester, M23 2QT
63 Crowland Road, Manchester, M23 2UU
52 Newall Road, Manchester, M23 2UB
44 Newall Road, Manchester, M23 2UB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA