MANCHESTER CITY COUNCIL

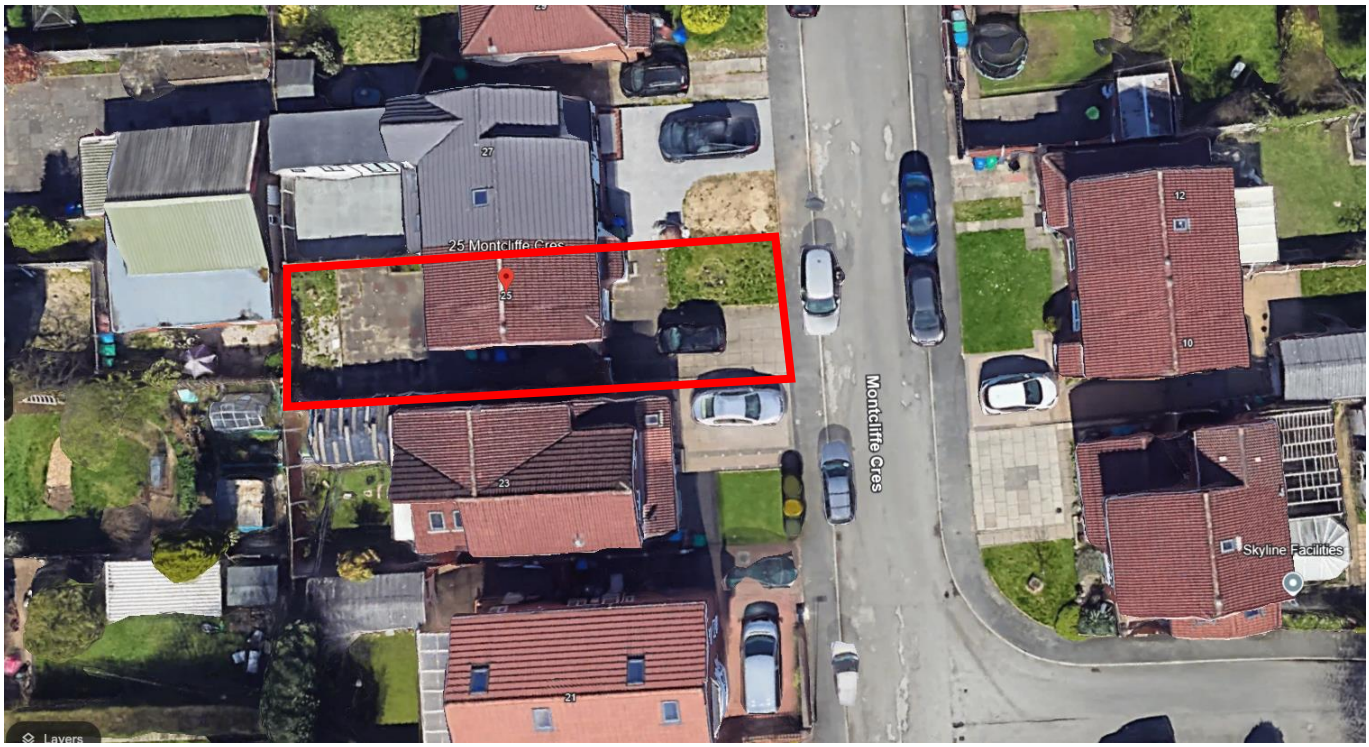
Planning

Growth & Development

Delegated officer report for planning application

Application no.	140692/FH/2024
Date registered valid:	5 August 2024
Proposal:	Erection of part single, part two storey side and rear extension to form additional living accommodation
Address:	25 Montcliffe Crescent, Manchester, M16 8GR
Ward(s):	Whalley Range Ward
Applicant:	Mr & Mrs Riaz
Agent (if any):	Mr Anil Mistry
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 30th September 2024



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 17 September 2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 15 August 2024 Expired: 6 September 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 brick built dwellinghouse within a late 1980's estate. The property is semi-detached and features a gable roof of interlocking tiles. In terms of amenity space, the site benefits from an open planned garden to the front and enclosed garden to the rear with driveway to front. The area is residential in character and the property forms part of a modern, open-plan estate built approximately 30 years ago, which has a mix of house types ranging from small semi-detached starter homes to larger detached dwellings such as bungalows and two-storey houses some of which have been extended. This particular site has no previous enlargements and is original in appearance.



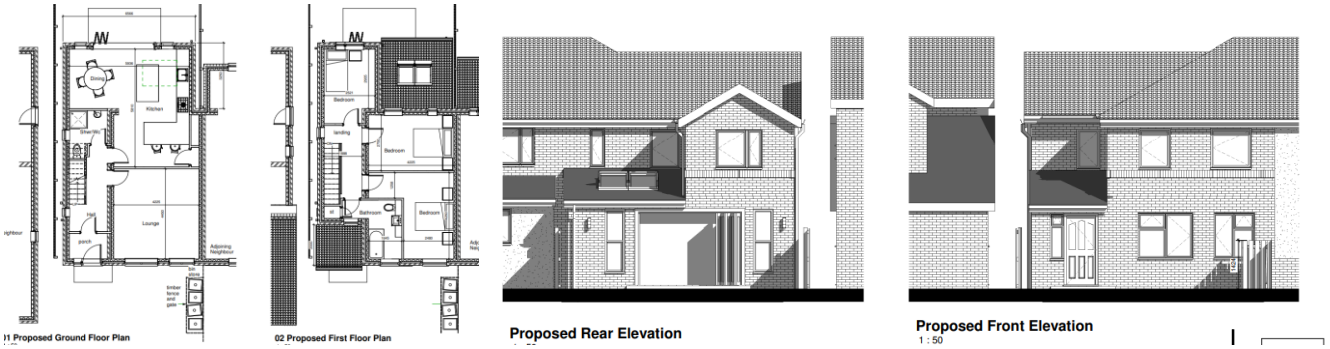
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature.

Description of development

The applicant is proposing to erect a part single, part two storey side and rear extension to form additional living accommodation



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments have been received in respect of this application.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o 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.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

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

No previous planning applications relating to this site.

Residential Amenity

The applicant is proposing to erect a part single, part two storey side and rear extension to form additional living accommodation. Following negotiations with regards to the setback at the front, the agent sent amended plans showing a setback of two metres. This is considered would address any potential to provide terracing.

Ground Floor

The proposal would be in line with the principal elevation extending rearwards along the side with a projection beyond the rear measuring 3.250m and a gap 400mm retained to the shared boundary with no. 23 Montcliffe Crescent. The proposal would form a wraparound of the property extending across the rear up to the shared boundary with the adjoining semi detached property no. 27 Montcliffe Crescent. A door and connecting window are proposed on the front elevation, two windows along the side and bi folding doors and two elongated windows on the rear elevation. The windows on the side elevation are to serve a small bathroom and hallway. However, to ensure that there is no overlooking or loss of privacy, a condition for obscure glaze has been attached.

The roof to the front and rear would be mono pitch with the inclusion of a roof light to the rear roof.

First Floor

The proposal would be set back from the principal elevation measuring 2.0m extending rearwards with a wraparound of the property extending partway across the rear retaining a gap to the shared boundary with no 27 Montcliffe measuring approximately 4.0m. A gap would be retained along the side to the shared boundary with no. 23 measuring approximately 400mm. Projection beyond the rear wall would measure 3.250m in line with the proposed ground floor.

Given the orientation of the property, the fact neighbouring properties either side have enlargements to the side and rear together with the gaps retained to the shared boundaries, it is

not considered that there would be any overshadowing or loss of light to the adjacent properties. The roof would be gable to the side and rear reflecting the existing style of the roof of the host dwelling. Windows are proposed on the front, side and rear elevation. To ensure that there is no overlooking or loss of privacy given by the window on the side elevation, a condition for obscure glaze has been attached. Given the relationship with no. 23 Montcliffe Crescent together with the setback from the principal elevation of the property, there is no risk of terracing.

The extension would be visible from the public highway and therefore would feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. Varying style of extensions to the side and rear including conservatories are particularly popular in this area. Therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

Overall, in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The height of the proposed extension relates to the height parameters of the existing host dwelling. The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. 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 would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials by way of brick and tile 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.

Bins

As the side access would be removed for the storage of bins at the rear of the property, the applicant has provided amended drawings received on 30th September 2024 proposed floor plans showing an enclosed bin storage area to the front. This is considered would be acceptable.

Car parking

Off road car parking space would still be retained to the site on the front driveway and therefore is unaffected by this proposal.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy 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:

Received on 30th September 2024 annotated as Proposed Ground and First Floor Plans
Received on 30th September 2024 annotated as Proposed Rear, Front, Siden Elevations and Roof Plan
Received on 30th September 2024 annotated as 3D Views

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 forms 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.

4) Before first occupation the windows in the side elevation facing no. 23 Montcliffe 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, 29 Springbridge Road, Manchester, M16 8PW
31 Springbridge Road, Manchester, M16 8PW
8 Montcliffe Crescent, Manchester, M16 8GR
12 Montcliffe Crescent, Manchester, M16 8GR
10 Montcliffe Crescent, Manchester, M16 8GR
27 Montcliffe Crescent, Manchester, M16 8GR
29 Springbridge Road, Manchester, M16 8PW
27 Springbridge Road, Manchester, M16 8PW
23 Montcliffe Crescent, Manchester, M16 8GR

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