

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136756/FH/2023
Date registered valid: 17 April 2023
Proposal: Erection of single storey side extension to form additional living accommodation
Address: 15 Crumpsall Lane, Manchester, M8 4ED
Ward(s): Crumpsall Ward

Applicant: Dunner
Agent (if any): Sam Golding Gold Sketch Studios Ltd
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 08.06.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 May 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 April 2023 Expired: 10 May 2023

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 brick built two storey semi-detached dwelling within the Crumpsall Ward, Manchester. The property benefits from a bay fronted window along ground and first floor front elevation alongside a porch, The property benefits amenity space to the front and side with an existing single storey detached garage. The rear garden benefits from a large grassed area and an existing single storey rear extension. Boundary treatment in the form of high timber fencing occupy the shared and rear boundaries.

The remaining of the area is residential in nature with houses of similar style and design.

Description of development

The application seeks planning permission for the erection of a single storey side extension to form additional living accommodation.

Consultations & Notification Responses

Local residents were notified however no responses were received.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

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

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved 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:

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. 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 original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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 the full width of the house
- d) flat roofed extensions to bungalows

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.

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,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- 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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Issues

Principle

The proposed development is for the erection of a single storey side extension, 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. This property will remain a single family dwellinghouse and as such no additional waste or car parking pressures will result from this application.

Residential and Visual Amenity

The proposed single storey side extension would become flush with the principal elevation and terminates at the original rear elevation of the dwelling. The proposed extension would have approx. dimensions of Height 3.6m x Width 4.4m x Depth 11.3m. The extension would be sited approx. 0.8 metre away from the shared boundary with the western shared boundary.

The proposed side extension would occupy the majority of the amenity space to the west of the original dwelling, leaving a 0.8metre distance to the western shared boundary. It is deemed that given the single storey nature of the extension and the high boundary treatment, that Springbank Court Residential Apartments located directly to the west of the application site, would not experience an overbearing or overshadowing implications as a consequence of the proposed development, pursuant to policy SP1 and DM1 of Manchester's Core Strategy.

It should be noted that the proposal is including one side window and one side door along the western elevation. However, it is deemed given the boundary treatment and the high blank gable wall directly opposite the proposed side extension's footprint within the Apartment complex that no additional overlooking and loss of privacy implications are to be expected. It is considered that the residential apartments with side facing windows within the Residential Apartment complex are a suitable distance away to mitigate against any additional loss of privacy impacts.

Furthermore, fenestration elements are positioned along the rear and front elevation overlooking the rear and front garden. The proposed openings do not pose overdue intrusive

sight lines issues into adjoining properties, maintaining privacy levels for neighbouring occupiers. A condition shall be applied to any approval regarding no further windows along the proposal.

The extension would become visible from Crumpsall Lane's streetscene but it is considered to be subservient to the existing household and would have an acceptable appearance. The extension would match the existing in terms of materials and a condition will be attached stating this. The proposal would be set-back from the adjacent public highway by 8.5 metres and it is therefore considered that the proposed extension would not adversely affect visual amenity within the area.

Design and Appearance

The proposed extension has been designed sympathetically to relate to the existing property and extension. The proposed extension would incorporate a flat roof profile to add a contemporary feel. Further the extension would be made of materials to match the existing property. A condition shall to that effect would be attached to any approval. Therefore, the design of the extension would not adversely affect the appearance of the dwelling, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and Saved UDP Policy DC1.

Waste

The proposed single storey side extension will leave a sufficient gap to the side boundary to allow for the passage bins to be stored without contributing to visual amenity implications to the local area, pursuant to policy EN19 of the Manchester Core Strategy.

Conclusion

The proposal accords with policies DM1, DC1, SP1 and NPPF and received no objections. It is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor significantly harm the character of the house or visual amenity of the area.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to guide the application through all the stages of the planning process and resolve any issues that arose in dealing with the 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 permission

Reason- Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents: Local Plan and drawings numbers:

Drawing: Proposed Plans and Elevations ref. 003

Drawing: Location Plan ref. 001

Drawing: Site Plan ref. 004

Stamped as received by the City Council as Local Planning Authority on 17 April 2023

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012).

- 3) The materials to be used on the external surfaces of the extension hereby submitted shall match those of the existing dwellinghouse, 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 plans.

Reason- In the interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

14 Crumpsall Lane, Manchester, M8 5FB
Flat 1, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 2, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 3, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 4, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 5, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 6, 16 Crumpsall Lane, Manchester, M8 5FB
Flat 7, 16 Crumpsall Lane, Manchester, M8 5FB
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
24 Ardern Road, Manchester, M8 4FB
16A Crumpsall Lane, Manchester, M8 5FB
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
22 Ardern Road, Manchester, M8 4FB
17 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
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA

