

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140167/FH/2024
Date registered valid: 31 May 2024
Proposal: Erection of single storey side and rear extension
Address: 40 Craston Road, Manchester, M13 0US
Ward(s): Rusholme Ward

Applicant: Mrs.Gulzar Begum
Agent (if any): Mr. Niamat Ali, NA Design
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **18/07/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26/06/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 June 2024 Expired: 1 July 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

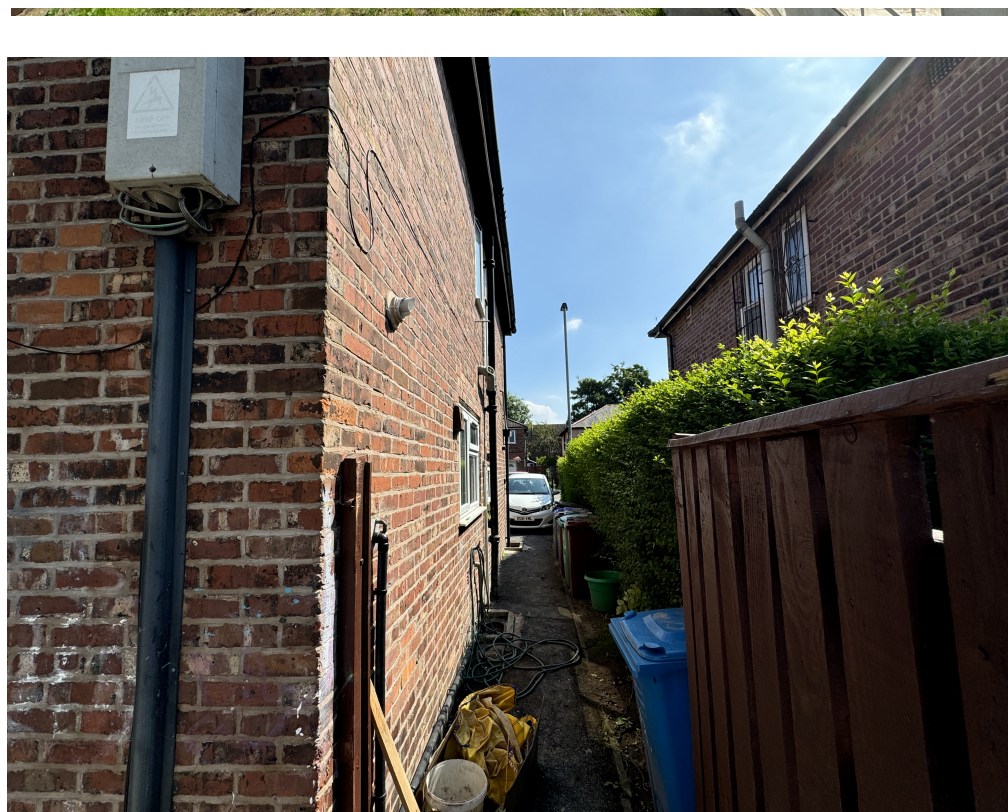
The application relates to a two-storey semidetached class C3 dwellinghouse on Craston Road. The property is built from red brick with black roof tiles on a hipped roof. The property features a front porch canopy with terracotta tiles, white uPVC windows and doors, a modest front garden bordered by mid-level black steel railings, there is hardstanding space for one vehicle and a garden to the rear. There is a small outbuilding in the rear garden and an incomplete small rear extension.



Figure 1. Front view of property.



Figure 2. Rear view / Proposal area.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Craston Road is a residential street, just off Birchfields Road situated within the Rusholme Ward of Manchester, close to Manchester Grammar School, Birchfields Park, MEA Central and Fallowfield Retail Park. The area is predominantly residential in terms of its character, consisting of mostly semidetached and terraced two storey residential properties.



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Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension to provide additional living accommodation.



Consultations & Notification Responses

Local residents, as per appendix 1 - no comments or 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 2023)

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

The submitted application is for the erection of single storey side and rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, 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' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

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

Sitting, Scale and Mass

The proposed extension would be sited at the side and rear of the property, with a lean-to roof that has a maximum height of 3670 where it meets the host dwellinghouse, sloping down to 2720mm at the eaves. The rear portion of the extension would project out by 3500 to the rear, spanning the width of the property at 7415mm, leaving a gap of 150mm to the boundary wall at both sides.

The side portion of the proposal would project out by 1420mm from the side of the property, set back from the front wall of the property by 4050mm, and would leave a gap of 150mm to the boundary line.

The 3500mm rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3650mm). Moreover, side projection is set back by more than 4 meters, ensuring it is not prominent on the street seen. As such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity

Given that the extension would be single storey with a maximum roof height 3670mm sloping down to 2720mm towards the boundaries, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not infringed upon.

There are 2no. glazed doors proposed on the rear elevation, with a obscure glazed window to the front elevation of the side extension, the side elevations would remain blank. It is not anticipated that the new glazed doors and window will cause any privacy issues for the residents or neighbours.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Design and Visual Amenity

The proposed extension would be built of brickwork and roof tiles to match the existing dwellinghouse. Its side elevations would be blank and featureless, whilst its rear elevation would feature a set of bi-folding doors and double doors. Its front elevation would feature one obscure glazed window.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Set back by 4060mm from the front wall of the building, the proposal would not be largely visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Car Parking

The current parking arrangements would be unaffected by this proposal.

Waste Storage

The storage of refuse bins would not be affected by the proposal as there would be space forward of the single storey side extension out of the street scene.

Conclusion

Given the above issues, it is considered that the proposed side and rear extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1. 3-year time limit:

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. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing – Location Plan – 31 May 2024
- b. Drawing – Proposed Elevations 31 May 2024 – Drawing number: NA-B04
- c. Drawing – Proposed Plans 31 May 2024 – Drawing number: NA-B02

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

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 policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

25 Craston Road, Manchester, M13 0UT
127 Birchfields Road, Manchester, M13 0UE
125 Birchfields Road, Manchester, M13 0UE
27 Craston Road, Manchester, M13 0UT
129 Birchfields Road, Manchester, M13 0UE
23 Craston Road, Manchester, M13 0UT
42 Craston Road, Manchester, M13 0US
38 Craston Road, Manchester, M13 0US
131 Birchfields Road, Manchester, M13 0UE

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 Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA