

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139952/FH/2024
Date registered valid: 7 May 2024
Proposal: Erection of a single-storey rear extension to create additional accommodation
Address: 32 Montcliffe Crescent, Manchester, M16 8GR
Ward(s): Whalley Range Ward

Applicant: Sakib Ahmed
Agent (if any): Mr Kenneth Awele Okafor-Anene Studio Kazaad Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 1st July 2024



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 June 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 May 2024 Expired: 12 June 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 detached and features a gable roof of interlocking tiles. In terms of amenity space the site benefits from gardens to the front and 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 features a single storey side extension and outbuilding in the rear yard which has been sub divided by timber fencing.



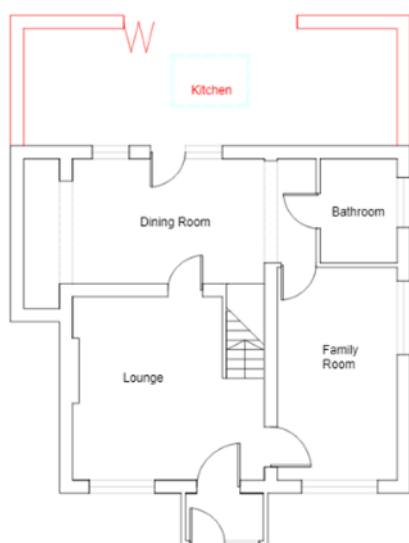
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

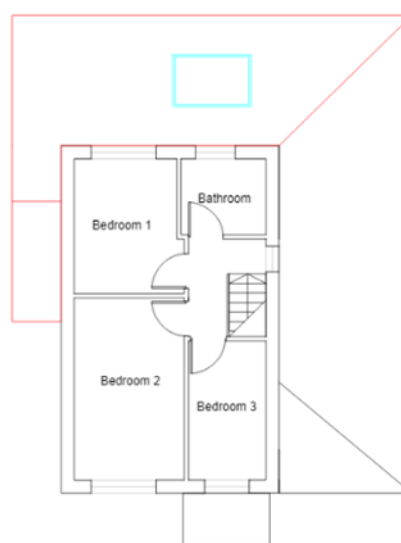
This is primarily a residential area in nature

Description of development

The applicant is seeking planning permission for the erection of a single-storey rear extension to create additional accommodation



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Consultations & Notification Responses

Comments received as a result of this proposal

- No objection to the extension, fully support this

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 that this proposal does not accord with the principles of this policy.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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 unacceptable and it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposal is deemed not to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 32 Montcliffe Crescent

139962/FH/2024 - Application Invalid - Retention of garden room/annexe

138959/FH/2024 - Application Approved - 01.03.2024 32 Montcliffe Crescent, Manchester, M16 8GR, Erection of a first floor side extension to create additional living accommodation

135281/FO/2022 - Application Refused - 16.12.2022 Retention of 3 bedroom single storey dwelling house (Class C3)

116586/FO/2017 - Application Withdrawn - 09.08.2017 Erection of a single storey building to form residential accommodation within rear garden following demolition of existing garage

119550/LP/2018 - Application Approved - 24.05.2018 Application for a Certificate of Lawful Proposed Development for an out-building

120363/FH/2018 - Application Approved - 09.08.2018 Erection of a single storey outbuilding in rear garden following demolition of existing garage.

115108/FO/2017 - Application Withdrawn - 20.03.2017 Erection of a 2 storey 3 bedroom detached house following demolition of detached garage

087382/FH/2008/S1 - Application Approved - 08.09.2008 Erection of a 2 metre high boundary wall with timber infill panels and access gates

085675/FH/2008/S1 - Application Approved - 26.02.2008 Erection of a 2 storey rear extension and two single storey side extensions to form additional living accommodation

071879/FH/2004/S1 - Application Refused - 22.06.2004 Erection of a 2 storey rear extension and single storey side extensions to form additional living accommodation

027649 - Application Approved - 12.11.1986 Residential development comprising a total of 102 dwellings

028137 - Application Approved - 05.01.1987 Siting of a temporary sales cabin in connection with proposed residential development and flagpoles

026955 - Application Refused - 03.09.1986 Residential development comprising a total of 203 dwellings

Plans considered as part of this scheme

Received on 8th May 2024 numbered P02 Existing Floor Plans and Elevations

Received on 8th May 2024 numbered P04 Proposed Floor Plans and Elevations

Residential Amenity

The applicant is seeking planning permission for the erection of a single-storey rear extension to create additional accommodation. One letter has been received from a local resident who supports the proposal. The applicant/agent sought advice prior to submission and was advised that a single storey extension in this location would not be acceptable due to the limited space at the rear of the property.

The extension would be sited across the rear wall of the property adjoining the side extensions on either side of the property with a projection of 3.0m off the main rear wall of the property and a width across the rear measuring approximately 9.0m. The height to ridge would measure approximately 3.6m and would have a hipped roof on the side facing the street and mono pitch facing the adjacent property no. 9 Stoneyfield Close with the inclusion of a roof light on the rear. Bi folding doors would be located on the rear elevation.

The submitted drawings show the room created would comprise a kitchen. Taking into consideration previous enlargements to the property, the proposed extension would result in a significant increase in the floor plate of the property which would result in the loss of suitable amenity space for the property. Overall, this would result in overdevelopment of the site.

During the site visit by the officer, it was noted that there is a 2m high timber fence which subdivides the application site and that of a detached dwelling house to the rear of the site. It is clear that due to the presence of the detached building in the rear garden and the subdivision of the site, there would be a lack of space for the proposed single storey rear extension.

Notwithstanding this, regardless of the subdivision, the space retained to the rear of the property would not be sufficient and would be provide overdevelopment of the site. Particularly as there are previous enlargements to the site and recent approval to the side of the site. The plot size together with the size of the detached dwelling to the rear and subdivision has resulted in the retention of small areas of private amenity.

Therefore the proposed single storey rear extension would be out of character with the pattern of development in the wider area.

The City Council believes that due to development on the side and rear of the property, minimum amenity space remains. Although the site has space to the front and limited space to the side, this is used as off street car parking and storage of refuse bins. Therefore, should the proposal go ahead, this would result in inadequate amenity space retained to the site.

It is considered that the introduction of a single storey rear extension would provide a detrimental outlook on the adjoining properties and the surrounding area.

The City Council therefore considers that the proposal does not accord with policies SP1 and DM1 of the Manchester Core Strategy Development Plan and saved Unitary Development Plan policy DC1 and the guidance contained within the National Planning Policy Framework. The proposed development is therefore contrary to the provisions of DC1 of the Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

Scale and Massing

It is considered that the proposal would have an overbearing impact upon the amenity levels of neighbouring and surrounding properties and would therefore be contrary to saved policies DC1 of the Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

Design

Given the proposals location it is considered that the proposal has not been sited and designed appropriate to the character of the area. The design of the extension has not been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered unacceptable.

Therefore, the proposal does not accord with the principles for residential extensions set out in saved UDP policy DC1 and Core Strategy Policies DM1, SP1 and EN1.

Waste management

Bin storage is located at the side of the property and therefore is not affected by this proposal.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

For these reasons, it is considered that the extension would have an unacceptable appearance as the resultant house would have a bulky appearance with an overbearing massing and scale to the detriment of neighbouring occupier. In light of this, the proposed extension is considered to

be unacceptable in terms of their appearance and would be detrimental to visual and residential amenity within the area contrary to saved policies DC1.1, DC1.2, DC1.4 and policies DM1 and SP1 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 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 would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

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

1) The impact of the proposed single storey rear extension would result in the loss of useable outdoor private amenity space to the original dwellinghouse. The proposal therefore represents an over development of the site to the detriment of the character and visual amenity of the area. The proposed development is therefore contrary to the provisions of saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

Appendix 1 – List of consultees & neighbours notified

9 Field View Walk, Manchester, M16 8GU
26 Montcliffe Crescent, Manchester, M16 8GR
12 Field View Walk, Manchester, M16 8GU
11 Field View Walk, Manchester, M16 8GU
10 Field View Walk, Manchester, M16 8GU
30 Montcliffe Crescent, Manchester, M16 8GR
28 Montcliffe Crescent, Manchester, M16 8GR
9 Stoneyfield Close, Manchester, M16 8GT
7 Stoneyfield Close, Manchester, M16 8GT
71 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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA