

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139030/FH/2024

Date registered valid: 17 January 2024

Proposal: Erection of proposed single storey extension and installation of rear dormer with terrace and hip to gable extension to provide additional living accommodation

Address: 40 Redland Crescent, Manchester, M21 8DL

Ward(s): Chorlton Park Ward

Applicant: Mr Vincent & Mrs Layla Siebert

Agent (if any): Mrs Paula Butterfield Groves, Paula Architecture Design

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13.03.2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11th March 2024

Standard consultations:

Printed: 22 January 2024 Expired: 12 February 2024

Neighbour notifications

Printed: 22 January 2024 Expired: 12 February 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 property that is the subject of this householder application is a 2 storey red brick semi-detached property with anthracite grey fenestration. It is identified as number 40 Redland Crescent. It is within the Chorlton Park ward of the City. The property sits on a good sized plot towards the head of the cul-de-sac. It has garden area to the front and side, with off road parking and a free standing garage. There is a single storey rear extension which has a cedar wood finish, and the rear garden is of a good size.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential, with properties of a similar age and type to the host property. It is served well by public transport being easily accessed by alternative modes of transport to the motor car. It sits in close proximity to all the facilities within Chorlton District Centre.

Description of development

The proposal is for a single storey side extension that runs from the front to the rear, joining up to the existing single storey rear extension. There will be a reconfiguration of the fenestration including relocating the front door to the front of the proposed extension and the replacement of the front door with a large picture window. In addition, there is proposed a hip to gable conversion, including a rear dormer extension and recessed roof terrace. The materials to be used for the extension will be a galvanized zinc finish with Cedar timber detailing. There will be a balustrade to the recessed roof terrace the details of which are to be conditioned as part of any approval granted.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Environmental Health- No objections to the proposal subject to the attachment of a condition relating to the installation of gas protection measures.

Issues

Policies

Unitary Development Plan Saved Policies

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 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 the original buildings)
- b) they do not create an 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 street scene by virtue of design, use of materials or constructional details
- d) they would not result in the loss of off street car parking in a situation where there is so severe an existing on street car parking problem that unacceptable additional pressures would be created

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

The National Planning Policy Framework

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",

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):

- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other Documents.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: Chapter 12: Achieving well designed places. It is considered that the style of the extension and the use of matching materials will ensure that the development is suitably related to the existing building and its context. Chapter 12 has therefore been positively responded to.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

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

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

Places for Everyone Plan - The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on

the proposed Modifications before finalising the examination report. Given the stage the Plan has reached and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

ISSUES

Principle

The principle of extending an existing residential property to create additional living accommodation in an established residential area is considered acceptable. Full assessment however must be given to any impacts upon residential and visual amenity, and upon the character of the area.

Residential Amenity

The submitted application is for the erection of a single storey side extension together with a hip to gable roof extension and erection of a dormer roof extension with a recessed terrace to the rear roof slope. There would be a Juliet balcony to the windows in the rear of the dormer, however these afford no greater view than an ordinary window would.

The property at number 40 Redland Crescent being at the head of the cul-de-sac is on a larger plot which sits on a splay to the neighbouring property at number 38 Redland Crescent. The proposed extensions would project no further rearward than the existing footprint, and as such would be in line with the adjoining property at number 42 Redland Crescent. There are established boundary treatments comprising of a copper beech hedge and tree planting which forms the border to all the boundaries to the rear. Given the orientation and relationship of number 40 to number 38 and 42 Redland Crescent and the distance to the neighbouring

properties to the rear, it is not considered that there would be any loss of privacy or overlooking arising from the installation of the rear dormer. Nor is it considered that the change from a hip roof to a gable would result in oppressive relationships to those properties. There is a window proposed on the gable elevation of the hip to gable extension, however this would only serve the newly created staircase and would be a secondary window for lighting purposes, therefore a condition requiring the window to be obscurely glazed and a sealed unit would be attached to any consent granted.

It was originally considered that the roof top terrace had the potential to result in residential disamenity as a result of overlooking at roof height of the neighbouring properties, however following discussions with the applicant, it was determined that should a privacy screen be erected to restrict the views out from the terrace, that the concern could be addressed. As such revised plans were received to that effect the proposed screen is to be agreed with regards to the final details by way of a condition. There is a window proposed on the cheek of the dormer, however this will be masked by the installation of the proposed privacy screen to the terrace, and as such was considered acceptable. The single storey side extension and canopy over the porch have no impact upon the residential amenity of the neighbouring properties.

The extensions to the existing dwellinghouse would provide additional living accommodation in the form of utility room, WC and study to the ground floor with a master bedroom with en-suite and roof terrace within the loft extension. The access to the terrace would be taken from a door that will be introduced at the top of the new staircase to the loft. Given the orientation of the host property and subject to the installation of a privacy screen around the roof terrace it is not considered that the proposed development will have a detrimental impact upon the level of residential amenity currently enjoyed.

The proposal would post development retain a good- sized amount of usable amenity space for the occupants of number 40 Redland Crescent.

Materials

The materials to be used would be a combination to match those of the existing property in that there are elements of Cedar cladding proposed, and to contrast to the existing materials with the remaining materials being a Zinc cladding. An appropriate condition relating to the proposed materials would be attached to any consent granted.

Visual Amenity. Whilst the proposed materials are of a contemporary palette, they will be matching in some elements and contrasting in others. The proposal would remain subservient to the host property. Given the angulation of the proposed side extension it would not be obviously viewed within the context of the street scene. The dormer is on the rear of the property and again would not be highly visible across public space. As such it is not considered that the proposal would have a detrimental impact upon the character of the property itself, nor on the area within which it is located.

Design and Siting- The design and proposed siting has been considered and as such it is considered that whilst a contemporary approach has been taken to the materials and design, they are still sympathetic and relative to the host property and the neighbouring properties. The single storey tapers, increasing in width along the central element, and therefore reads as a slim feature when viewed from the property frontage, only becoming more apparent as you enter alongside the property. The design and siting are considered acceptable

Bin Storage- The bins are currently stored alongside the property, there is still capacity for the bins to be stored along the same elevation post development, and as such bin storage is not impacted by the proposal.

Parking- The proposal will retain space for in curtilage parking to the front of the property. Provision of one space in curtilage is achieved and this is in line with national and local policy.

Overall the proposed extensions are considered not to create any significant impact in terms of visual and residential amenity within the character of the general area. There are other properties within the immediate area that have also had the benefit of extensions.

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 / Agent in a positive and proactive manner in order to guide the Application through all stages of the Planning process and have resolved issues that have arisen whilst dealing with the Planning Application. The application has been determined in accordance with both national and local policies, and in a timely manner.

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:

Reference

2289-203 Proposed rear elevation received by email 13th March 2024

2289-201 Proposed side elevation received by email 13th March 2024

2289-101 Proposed first and attic floor plan received by email 13th March 2024

2289-100 Proposed Ground Floor Plan received 17th January 2024

2289-200 Proposed Front Elevation received 17th January 2024

2289-202 Proposed Adjoining Elevation received 17th January 2024

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 external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale, this includes mortar and patching in. They shall also be in accordance with the materials referenced within the application form and the approved plans.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension and in the interests of the visual amenity of the area within which the site is located, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: 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 drawings - 04 Rev B proposed ground floor plans and 06 Rev B proposed elevations received 27th December 2023.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

5) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 119456/FH/2018. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas. The existing development has had remedial measures installed as part of Planning Permission 119456/FH/2018. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to DM1 of the Unitary Development Plan for the City of Manchester.

6) Before first occupation the new window in the eastern gable elevation that serves the new staircase shall be of a sealed unit construction and shall be obscurely 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.

7) Notwithstanding the details shown on drawing reference 2289-203 Proposed rear elevation received by email 13th March 2024; 2289-201 Proposed side elevation received by email 13th March 2024; and 2289-101 Proposed first and attic floor plan received by email 13th March 2024, full and comprehensive details of the privacy screen to be erected around the roof terrace shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include the proposed height, location and materials. The approved screen shall be implemented prior to the attic/roofspace being brought into use, and shall remain in place and maintained in perpetuity.

Reason - To protect the amenity and living conditions of the occupants of the property and adjacent residential properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

36 Redland Crescent, Manchester, M21 8DL
21 Redland Crescent, Manchester, M21 8DL
94 Hardy Lane, Manchester, M21 8DN
42 Redland Crescent, Manchester, M21 8DL
100 Hardy Lane, Manchester, M21 8DN
38 Redland Crescent, Manchester, M21 8DL
98 Hardy Lane, Manchester, M21 8DN
96 Hardy Lane, Manchester, M21 8DN

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH AREA