MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138942/FH/2024
Date registered valid:	3 January 2024
Proposal:	Erection of single storey side and rear extension to form additional living accommodation.
Address:	30 Cedric Road, Manchester, M8 4JD
Ward(s):	Crumpsall Ward
Applicant:	Heller
Agent (if any):	Sam Golding Gold Sketch Studios Ltd
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**20 February 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 January 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 5 January 2024 Expired: 26 January 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 30 Cedric Road within the Crumpsall ward of north Manchester. The application site relates to a two storey semi-detached dwelling, finished in a white stoned rendered appearance along the front elevation and benefits from an area of hardstanding to the front and side. The rear garden is relatively large with boundary treatment in the form of timber fencing occupying the shared and rear boundaries.

The remaining area is predominantly residential in nature with houses of similar size and design.

Description of development

The submitted application seeks planning permission for erection of single storey side and rear extension to form additional living accommodation.

The single storey side extension would have approximate dimensions of Height: 3.1 x Length: 6.6 x Width: 1 metres. The single storey rear extension would have approximate dimensions of Height: 3.1 x Length: 4.2 x Width: 7.7 metres. The proposal would involve the insertion of a

window within the front elevation, two sets of doors within the rear elevation and a large skylight within the parapet style flat roof of the proposal.

Materials to be used was confirmed via email by the agent on 29 January 2024 as:
-brickwork (to match existing)
-uPVC windows and doors (to match existing)
-EPDM rubber roofing membrane for flat roof

Planning History

The current application seeks to extend the development form already approved under 137591/FH/2023- Erection of single storey side and rear extension to form additional living accommodation.
Approved 12 September 2023.
The current application has a slightly larger projection, of approximately 0.2 metres, than the previously approved application, hence the need for a new application to be submitted.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

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):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed and beautiful places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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 a street scene;
e. The effect of the loss of any on-site car parking.

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.
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 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 (12 ft) 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;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development 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 and 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 extension would give rise to any significant additional waste or car parking pressures.

Residential/Visual Amenity

The proposed side extension would be sited against the shared boundary with no.28 Cedric Road and would extend into the rear extension element of the proposal. However, as existing, no.28 Cedric Road benefits from a two storey rear extension and so, the neighbour would not feel the additional built form. As such, no adverse amenity implications would occur to the immediate neighbour to the south.

A W/C would be sited within the proposed side extension and a window inserted in the front elevation of the proposal. To protect the privacy of the applicant, the window would be

conditioned within any approval granted as being obscure glazed and top opening only. In addition, a condition would be attached to any approval granted restricting the insertion of further windows or doors approved beyond this consent.

The rear element of the extension would have a projection of 4.2 metres and would increase the length of the rear extension previously approved at the site under planning reference: 137591/FH/2023 by approximately 0.2 metres. The adjoining neighbour no.32 Cedric Road benefits from an existing single storey rear extension, although permission for the length on site can't be found on the planning system. As a result of the proposal, the extension would extend approximately 0.2 metres beyond the neighbour's rear boundary and as such, any impact to the adjoining neighbour in terms of amenity would be considered extremely limited.

Due to the applicant's extensive rear garden, no neighbours to the rear would be impacted by the proposal.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

The side extension would form a small, restricted extension to the side of the property and would be therefore considered appropriate in scale and considered subservient, pursuant to Policy DC1.2 of the UDP.

The rear extension would exceed the projection of the rear extension already approved at the site by 0.2 metres. The additional 0.2 metres is not considered to create adverse amenity implications to the surrounding properties beyond the 4 metre projection previously approved. Whilst the projection of 4.2 metres would exceed the maximum projection specified beyond Policy DC1.3 of the UDP, the property benefits from an extensive rear garden and the projection would closely match that of the neighbouring property and the rear extension already approved at the site.

The proposal would have a parapet flat roof and is considered to take inspiration from the neighbour's extension. The use of the flat roof is considered acceptable and the use of EPDM rubber roofing membrane is considered acceptable. Other materials to be used for the extension would be brickwork (to match existing) and uPVC windows and doors (to match existing). This is considered acceptable and a materials condition to this effect would be attached to any approval granted.

Car Parking

Car parking would be unaffected by the proposal.

Bin Storage

As a result of the proposal, it would not be possible for bins to be stored within the side or rear amenity space. The site plan submitted shows a bin store would be created in the front amenity space of the property and would consist of a timber clad bin store with top and front openings. This is considered acceptable and a condition to this effect would be attached to any approval granted.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local 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 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner. Appropriate conditions have been attached to the approval granted.

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:
-Application Form, stamped as received by the City Council as Local Planning Authority on 3 January 2024.
-Drawing- Proposed- Plans and Elevations, numbered 003, stamped as received by the City Council as Local Planning Authority on 3 January 2024.
-Drawing- Site Plan- Block Plan of the Site, numbered 502 REV 2, stamped as received by the City Council as Local Planning Authority on 24 January 2024.
-Supporting Information- Confirmation of Materials to be Used, stamped as received by the City Council as Local Planning Authority on 29 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.

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the ground floor WC window as shown on the approved ‘Drawing- Proposed- Plans and Elevations, numbered 003’, stamped as received by the City Council as Local Planning Authority on 3 January 2024, 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.

In addition, the window shall be top opening only and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the ‘Supporting Information- Confirmation of Materials to be Used’ specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) The development hereby approved shall be carried out in accordance with ‘Drawing- Site Plan- Block Plan of the Site, numbered 502 REV 2’, stamped as received by the City Council as

Local Planning Authority on 24 January 2024, in relation to a secure and ventilated bin storage area. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

1 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
2 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
4 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
6 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
7 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
9 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
10 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
12 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
15 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
16 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
Haversham Court, 91 Middleton Road, Manchester, M8 4JY
3 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
5 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
8 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
11 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
14 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
17 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
19 Cedric Road, Manchester, M8 4JE
32 Cedric Road, Manchester, M8 4JD
21 Cedric Road, Manchester, M8 4JE
17 Cedric Road, Manchester, M8 4JE
28 Cedric Road, Manchester, M8 4JD

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