

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138203/FO/2023

Date registered valid: 26 October 2023

Proposal: Erection of a single storey rear extension and a single storey side and rear extension with associated basement entrances and fire escapes to front and rear.

Address: 20 Mayfield Road, Manchester, M16 8FT

Ward(s): Whalley Range Ward

Applicant: Boganadham ISKON Manchester

Agent (if any): Mr Umayr Azam, Northedge Architecture

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 January 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16 November 2023

Standard consultations: Printed: 6 November 2023 Expired: 27 November 2023

Neighbour notifications: Printed: 6 November 2023 Expired: 27 November 2023

Site notice: Posted: 06 November 2023 Expired: 30 November 2023

Press advert: Published: 14 November 2023 Expired: 28 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a large, detached Edwardian villa property, originally a C3 dwellinghouse, now a public place of worship for the International Society for Krishna Consciousness (ISKCON). The property is built of traditional redbrick, featuring a grey slate dual pitch roof with a gable end roof form to the front. The property features a mixture of uPVC and timber windows, a front porch, a tarmac driveway to its southeast edge, soft landscaping to its front and rear, a two-storey front outrigger, a single storey front side and rear extension, a two-storey rear outrigger, and a detached outbuilding and large gazebo structure situated within its spacious rear garden / yard.



Figure 1. Principal elevation.



Figure 2. Front of property.



Figure 3. Rear elevation.

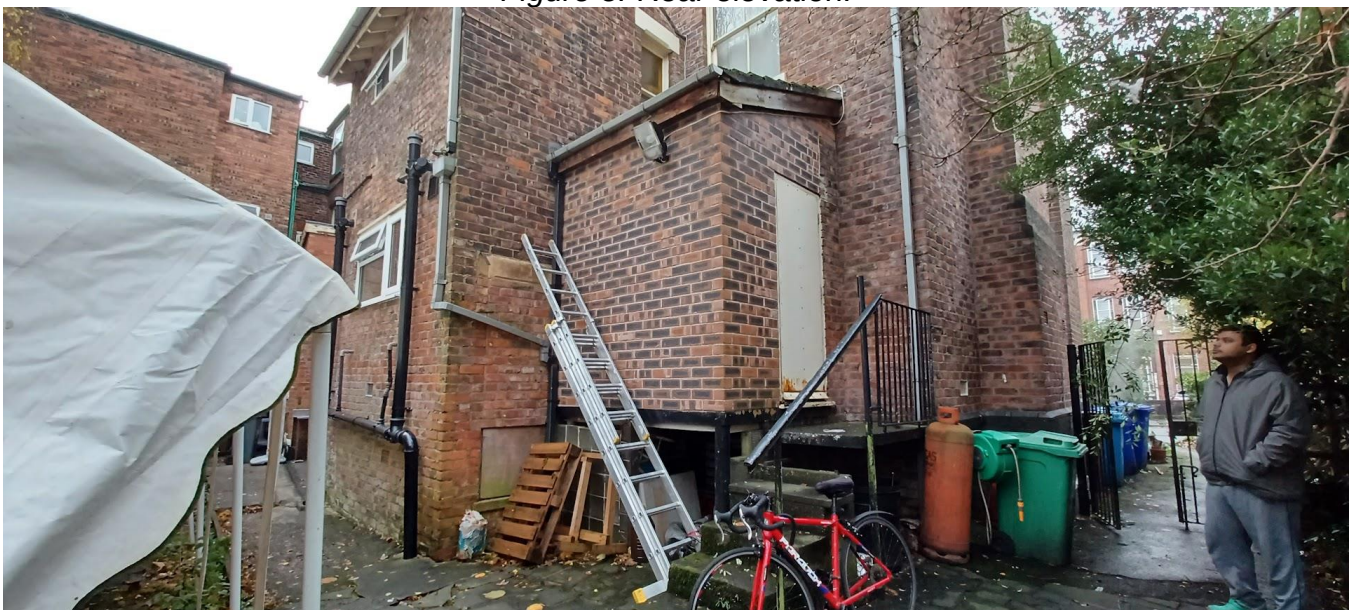


Figure 4. Back of property.

Description of area

Mayfield Road is a residential street situated within the Whalley Range ward of Manchester, close to Alexandra Park, St Bede's College, and Range Road Community Park. The area is predominantly residential in terms of its character, consisting of large detached and semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

It should also be noted that the application property is sited within the Whalley Range Conservation Area (first designated in October 1991). The conservation area is situated approximately two miles south of Manchester city centre. Much of the area, which is primarily residential, is contained within 63 acres of flat land purchased for building in 1832 by a prominent banker, Samuel Brooks, for a sum of £9,600. The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development.

Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities. Owners of property in the area are encouraged to retain the original character and detail of their houses or premises.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension and a single storey side and rear extension with associated basement entrances and fire escapes to front and rear.

Planning History

029400 - Change of use from a dwellinghouse to a public place of worship – **APPROVED** (13.08.1987).

121018/FO/2018 - Erection of a ground floor and basement rear extension to place of worship to form Creche/children's play area and additional dining/meeting space – **REFUSED** (22.11.2018).

124601/FO/2019 - Erection of a single storey side and rear extension with associated access ramp and basement extension – **APPROVED** (31.01.2020).

Consultations & Notification Responses

One letter of objection was received from one local resident in response to this application. Their concerns are summarised as follows:

- Loss of light to neighbouring properties.
- Potential noise disturbance associated with the proposal.
- Loss of privacy.

Whalley Range Forum – no comments or objections received.

Whalley Range Conservation Area Group – no comments or objections received.

Flood Risk made no objection to the proposal, requesting that an informative note be attached to the decision notice.

Environmental Health made no objection to the proposal, requesting that a fumes/odours condition be attached to the decision notice.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC18 – Conservation Areas

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage
- Policy EN19 – Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

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.

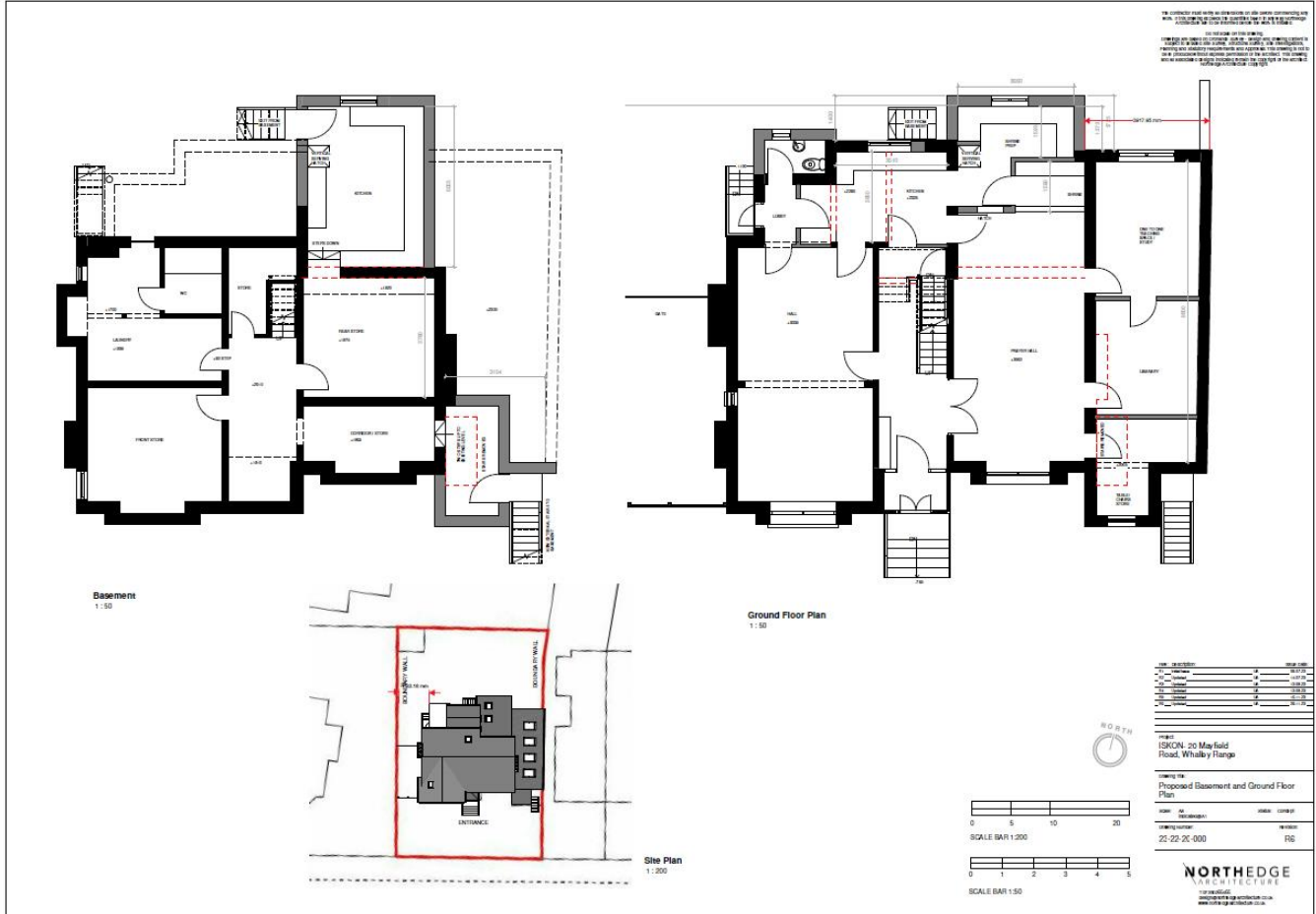
The City Council’s Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

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 the proposal, to erect a single-storey rear extension and a single-storey side and rear extension together with associated basement entrances and fire escapes to the front and rear, is acceptable, however consideration must be given to the proposal's siting, scale, and massing, appearance and visual amenity, residential amenity, waste storage, parking, and flood risk as well as issues associated with environmental health.



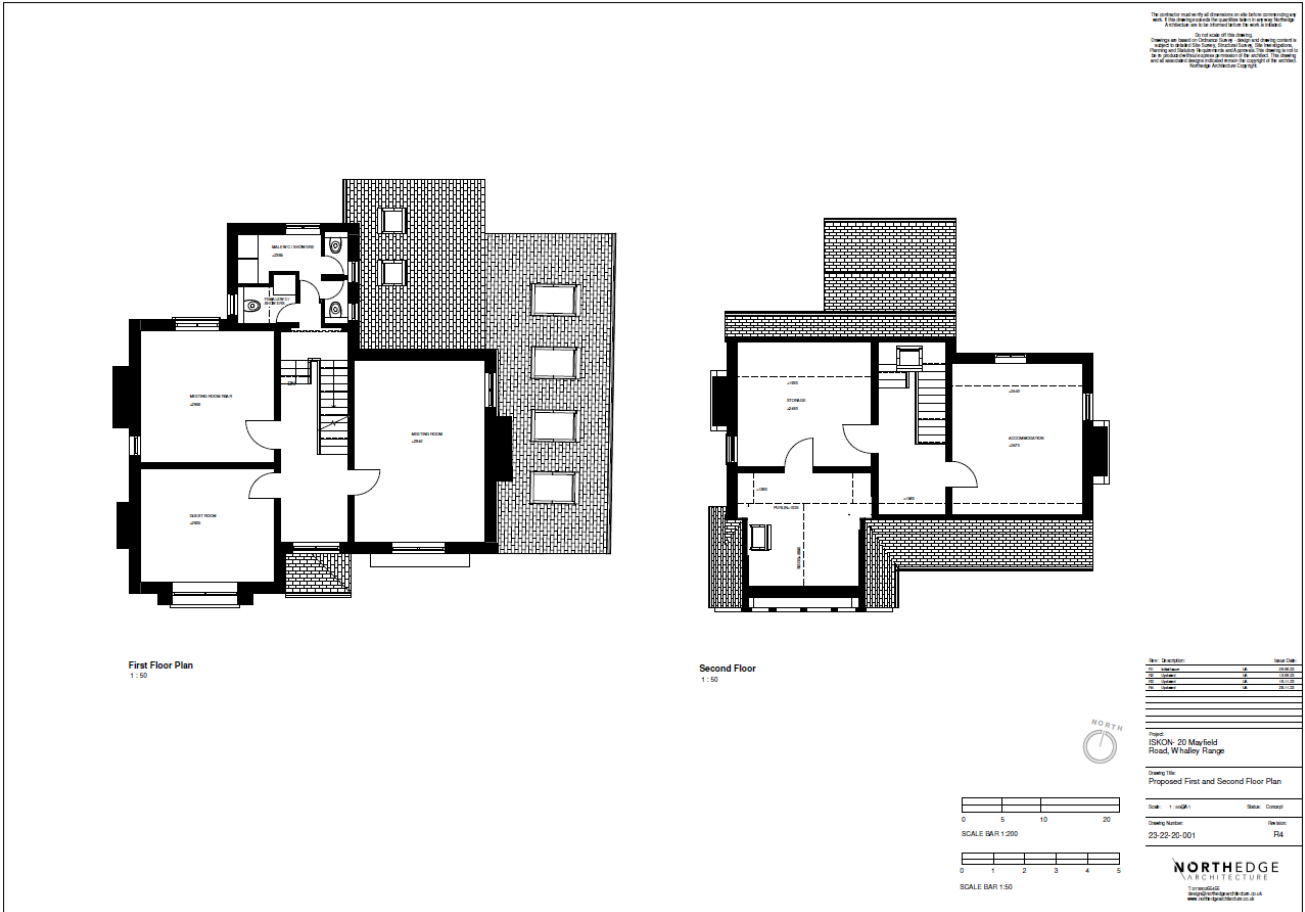


Figure 6. Submitted proposed first floor and second floor plan.



Figure 7. Submitted proposed elevations.

Siting, scale, and massing – basement entrances and fire escapes are proposed at both the front and back of the property, facing north and south. At basement level to the front, excavations would take place which would extend the property by 1.648m frontwards, measuring to 4.14m in length / depth, 3.848m in width, with a sideward projection of 3.496m. It would feature a set of steps at its southeastern edge, measuring to 1.979m in length / depth and 1.037m in width which would be bordered by a handrail measuring to approximately 0.912m in height. At basement level to the rear, excavations would take place which would extend the property by approximately 5.403m in length / depth, and 4.36m in width. A set of steps would be featured at its western edge, measuring to 1.843m in length / depth and 1.037m in width.

The proposal also includes the installation of one single storey rear extension and one single storey side and rear extension. The rear extension would be sited at the back of the property, at its northwest corner, providing space for an additional ground floor toilet. It would have a length / depth of 1.409m, with a width of 2.605m and a flat roof height of 3.548m. A considerable gap (of approximately 3.833m) would be maintained to the boundary shared with No.22 Mayfield Road. The single storey side and rear extension would predominantly be sited at the back of the property and would adjoin / amend the existing side extension present. It would have a length / depth of 5.403m (projecting a further 1.722m rearwards from the existing extension), with a width of 4.36m, mono pitch roof height of 5.809m (in line with the previous approval under 124601/FO/2019), and an eaves height of 4.033m. A gap of approximately 3.917m would be maintained to the boundary shared with No.18 Mayfield Road.

Overall, the siting, scale and massing of the proposal is considered to be acceptable. This is on the basis that the basement additions would have a minimal impact upon both the visual and residential amenity of the area, with the single storey extensions featuring similar dimensions to those previously approved under 124601/FO/2019. Additionally, it is considered that the large curtilage of the application site would be able to adequately accommodate the proposed additions without reducing the private outdoor amenity space of the site to an unacceptable degree.

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

Appearance and visual amenity – the proposed front basement entrance and fire access would be built of materials to match the existing present at the application property. It would feature one inward-opening door to its eastern elevation.

The proposed rear basement entrance and fire access would be built of materials to match the existing present at the application property. It would feature one inward-opening door to its western elevation and one window / lightwell to its northern elevation.

The proposed single storey rear extension (sited at the property's northwestern corner) would be built of materials to match the existing present at the application property. Its side elevations would be blank, whilst its rear elevation would feature one window.

The proposed single storey side and rear extension (adjoining the existing side extension) would also have blank side elevations, whilst its rear elevation would feature one window. Two flat skylights would be featured along its west-facing roof slope.

The front basement entrance / fire escape represents a relatively minor addition to the property, which would not be highly visible due to its siting and, as such, should have a minimal impact upon the visual amenity of the area. Moreover, all other developments would predominantly be sited at the rear of the property, meaning they would not be visible within the street scene or public realm and, as such, should also have a minimal impact upon the visual amenity of the

area. Additionally, all developments are to use matching materials, thus ensuring a blended appearance with the application property.

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

Impact upon the Whalley Range conservation area – the proposal would not be highly visible within the street scene or public realm due to the front basement entrance / fire escape's discrete siting in addition to the other developments' siting at the rear of the property, away from the public highway. Moreover, all developments are to use matching materials, thus ensuring a blended appearance with the application property.

The proposal would therefore cause less than substantial harm to the Whalley Range conservation area, with a minimal impact upon its special architectural and historic significance, in accordance with policy EN3 of the Core Strategy and chapter 16 of the NPPF.

Residential amenity – it is acknowledged that an objection was received from a local resident in relation to the proposal's potential to affect their residential amenity, in terms of a loss of light, loss of privacy and an increase in noise disturbance.

However, the proposal would be sited at least 3.917m away from the boundary shared with No.18 Mayfield Road, and at least 3.833m away from the boundary shared with No.22 Mayfield Road and, as such, should not cause issues associated with overshadowing. The proposal would also not feature any additional side-facing windows, meaning it should not significantly affect the existing levels of privacy experienced. Moreover, in terms of an increase in noise disturbance, Environmental Health did not raise any concerns in relation to the proposal's potential to generate excessive noise.

The proposal is therefore considered acceptable in this regard, causing less than substantial harm to the residential amenity of neighbouring occupiers, in accordance with policies SP1 and DM1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Flood Risk – the application site sits within Flood Zone 2, as such floor levels should be set no lower than existing floor levels of the existing property.

On the basis of the information submitted, Flood Risk Management made no objection to the proposal, requesting that an informative note be attached to the decision notice.

Environmental Health – made no objection to the proposal, requesting that a fumes/odours condition be attached to the decision notice. However, in these circumstances, the aforementioned condition has not been attached as no such condition was attached to the previous approval issued under 124601/FO/2019, with no additional extraction flues proposed under the current application.

Other matters – the proposal also includes a number of other external alterations to the existing property. These are listed below:

- The existing ground floor door in the property's front elevation is to be blocked up to allow for the installation of the front basement entrance / fire access.

- A new rear-facing window is to be installed at first-floor level along the property's northern elevation.
- The property's rear-facing ground floor window is to be replaced with a smaller counterpart.
- A larger ground floor window is to be installed on the rear elevation of the existing side extension.
- The roof of the existing side extension is to be amended so that the roof form matches that of the proposed side and rear extension. The side extension's proposed new height would be similar in terms of its dimensions to those approved under 124601/FO/2019 and is therefore considered acceptable.
- Four flat skylights are to be installed on the east-facing roof slope of the existing side extension.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity and effect upon the Whalley Range Conservation Area, waste storage and parking as it broadly complies with policy DC18 of the UDP, policies DM1, SP1, and EN3 of the Core Strategy and chapters 12 and 16 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 documents:

- 'Proposed Basement and Ground Floor Plan', numbered '23-22-20-000 R6', stamped as received by the City Council as Local Planning Authority on the 11th December 2023.

-‘Proposed First and Second Floor Plan’, numbered ‘23-22-20-001 RE4’, stamped as received by the City Council as Local Planning Authority on the 11th December 2023.
-‘Proposed Elevations’, numbered ‘23-22-20-004 R4’, stamped as received by the City Council as Local Planning Authority on the 11th December 2023.
-‘Flood Risk Assessment – Data Review’, stamped as received by the City Council as Local Planning Authority on the 2nd January 2024.

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

3) The materials to be used on the external surfaces of the developments hereby permitted shall match those of the existing property in type, size, colour and texture.

Reason- To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developed, 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.

Informatives

1) As per the FRA, the proposed site is within Flood Zone 2, floor levels should be set no lower than existing floor levels of the existing property.

The site is within Flood Zone 2. The applicant is encouraged to consider signing up for Environment Agency Flood Warnings - <https://www.gov.uk/sign-up-for-flood-warnings>

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Whalley Range Forum
Whalley Range Conservation Area Group

Flat At, St Bedes College, Alexandra Road South, Manchester, M16 8HX
22 Mayfield Road, Manchester, M16 8FT
Flat 4, 16 Mayfield Road, Manchester, M16 8FT
9 Alness Road, Manchester, M16 8ET
St Bedes College, Alexandra Road South, Manchester, M16 8HX
Flat 7, 18 Mayfield Road, Manchester, M16 8FT
Flat 6, 18 Mayfield Road, Manchester, M16 8FT
Flat 5, 18 Mayfield Road, Manchester, M16 8FT
Flat 4, 18 Mayfield Road, Manchester, M16 8FT
Flat 3, 18 Mayfield Road, Manchester, M16 8FT
Flat 2, 18 Mayfield Road, Manchester, M16 8FT
Flat 1, 18 Mayfield Road, Manchester, M16 8FT
Flat 5, 16 Mayfield Road, Manchester, M16 8FT
Flat 3, 16 Mayfield Road, Manchester, M16 8FT
Flat 2, 16 Mayfield Road, Manchester, M16 8FT
Flat 1, 16 Mayfield Road, Manchester, M16 8FT

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
Conservation Area - Whalley Range Conservation Area 1992
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA