

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136481/FH/2023

Date registered valid: 27 March 2023

Proposal: Erection of part single, two storey side and rear extension and single storey front extension

Address: 26 Huntley Road, Manchester, M8 4JF

Ward(s): Crumpsall Ward

Applicant: A Cohen

Agent (if any): Mr Joseph Chelms, JC Design

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 19.06.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17.05.2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 April 2023 Expired: 3 May 2023

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

This application relates to a 2 storey semi-detached dwellinghouse that is located on Huntley Road in the Crumpsall area of North Manchester. The proposal has a small front garden, and a larger than average rear garden with raised decking situated behind the existing single storey side and rear extension that covers the full depth and width of the original side and rear elevation. Boundary fencing in the form of timber fencing occupy the shared and rear boundaries.

The area surrounding the application site is residential in nature with properties benefitting from similar style and design extensions.

Description of development

The application seeks planning consent for the erection of a part single part two storey side and rear extension and single storey front extension to form additional living accommodation. The application has been revised since the original submission reducing the overall footprint of the extension.

Planning History

134862/FH/2022 Erection of first floor side and rear extension to form additional living accommodation. *APPLICATION APPROVED 31.10.2022*

Consultations & Notification Responses

Local residents were notified however none responded.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

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.

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
- 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

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should

follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- 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.

Issues

Principle

The proposed development is a part single part two storey side and rear extension to a residential dwelling, this is considered acceptable as many people prefer to extend their home rather than move in order 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's properties' residential amenity.

Residential and Visual Amenity

Application ref. 134862/FH/2022 previously approved a comparable extension to the proposed scheme, therefore it is not considered that this scheme would have a detrimental impact upon the level of amenity currently enjoyed by the occupants of the neighbouring properties.

On first submission, the first floor rear extension had a greater depth and included a smaller set-in dimension along the eastern elevation and as such it was deemed that a significant overbearing feature would be present along the shared boundary with no.24 Huntley Road. However the revised proposal includes a stepped-in dimension along this elevation that was previously approved as part of the application 134862/FH/2023. Therefore it is not considered given the adaptation to the proposal and the planning history of the application site that the proposed part single part two storey side and rear extension would not create a terracing impact or create an overbearing feature mitigating against significant residential amenity to neighbouring properties.

The property benefits from a large rear garden and whilst the rearward projection of the ground floor extension is longer than referred to in DC1 with an overall maximum length of 6 metres, it is the maximum length which could be implemented under the larger homes extension regulations. It is considered that the revised scheme would not give rise to significant adverse impacts to visual and residential amenity to the neighbouring properties as to warrant refusal to the proposed development.

The proposed development would allow for amenity space to be retained along the front and rear of the application site, with the existing off-street car parking to be retained.

The proposal will consist of one front elevation and two rear elevation first floor windows that overlook the front and rear garden and therefore are not considered to give way to loss of privacy implications. Additionally, within the revised scheme referenced A1.2 PL8 dated 19 June 2023 the side facing first floor window has been removed from the plans therefore preventing any additional overlooking impacts on neighbouring properties.

Front Extension

It is not considered that the front extension would give rise to any significant residential or visual amenity to the neighbouring properties. The front porch would have approx. dimensions of Height 2.9m x Width 2.8m x Depth 1.2m. The proposed front extension would fail to meet the General Permitted Development Order for front porches due to the size of the proposed front extension being greater than 3 cubic metres. The proposal is considered subservient and appropriately sited and scaled for the size of the house, and does not provide additional residential or visual amenity to neighbouring properties, pursuant to policies DC1, DM1 and SP1.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing with the single storey rear element implementing a contemporary flat roof approach which is commonplace for comparable extensions, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP Policy DC1.

Height, Scale and Massing

The height of the proposed extensions appropriately relates to the height parameters of the existing building. The height of the proposed two storey rear and side extensions and front extension have tied in with the existing building. As mentioned above revised drawings were received on 19.06.2023 with alterations made to the size of the extension, scaling down the ground floor rear extension element. It is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. On this basis, the proposed development has been appropriately related to Core Strategy SP1, EN1 and DM1, saved Unitary Development Planning Policy DC1 and the National Planning Policy Framework.

Waste Management

There is sufficient land to the side of the property to store the bins without causing any additional residential amenity.

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 agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolves any issues that arose in dealing with the application.

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 Planning Act 1990.

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

Drawing: Plans and Elevations ref. A1.2 PL8

Stamped as received by the City Council as Local Planning Authority on 19 June 2023

Document: Application Form

Stamped as received by the City Council as Local Planning Authority on 14 March 2023

Reason- To ensure that 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 extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture

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

- 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 :

Drawing: Plans and Elevations ref. A1.2 PL8

Stamped as received by the City Council as Local Planning Authority on 19 June 2023

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 Core Strategy for City of Manchester.

Appendix 1 – List of consultees & neighbours notified

33 Brooklands Road, Crumpsall, Manchester, M8 4JH
28 Huntley Road, Manchester, M8 4JF
24 Huntley Road, Manchester, M8 4JF
23 Huntley Road, Manchester, M8 4JF
29 Brooklands Road, Crumpsall, Manchester, M8 4JH
21 Huntley Road, Manchester, M8 4JF
31 Brooklands Road, Crumpsall, Manchester, M8 4JH

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