

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137332/FH/2023

Date registered valid: 19 June 2023

Proposal: Erection of part single, part two storey side extension to form additional living accommodation

Address: 65 Cringle Road, Manchester, M19 2RQ

Ward(s): Levenshulme Ward

Applicant: Mr M Mehrban

Agent (if any): Mr Aslam Khan LBV Developments

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 August 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 July 2023

Standard consultations:

Printed: 27 June 2023 Expired: 18 July 2023

Neighbour notifications

Printed: 20 July 2023 Expired: 27 July 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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

This planning application relates to a semi-detached dwellinghouse situated on the northside of Cringle Road between its junctions with Milford Drive and Corringham Road. The application site comprises a front garden with a driveway and retained side access to a rear garden incorporating a detached garage. The principal elevation has a ground floor extension incorporating a bay window and porch. The rear the house incorporates a single storey flat roof extension. The rear roof includes a flat roof rear dormer extension. The main house incorporates a pitched roof with a gable elevation.



Fig1 – Views of the application property.

Description of development

The proposed development would involve:

- i. The erection of a part single, part two storey side extension. The single storey extension would align with the principal elevation of the original house (i.e., at first floor level). It would incorporate a lean-to roof (with a maximum height of 3.5 metres) to facilitate a 2.3 metres set back to the first floor extension above. To the rear, the side extension would be incorporated into an in-fill extension that would adjoin an existing single storey rear extension with a matching flat roof and projection of 2.2 metres.
- ii. The ground and first floor extensions would incorporate a gable elevation rising to form a pitched roof with a ridge height of 7.7 metres, i.e., 0.2 meters below the main ridge line.
- iii. New windows would be included within the front and rear elevation and ground and first floor level. The side elevations would comprise blank brickwork.
- iv. The existing flat roof rear extension would be retained along with the garage to the rear.
- v. Internally, the development would comprise of:

Ground floor – Study, bathroom and extended kitchen and dining room
First floor - The formation of four bedrooms and a bathroom.

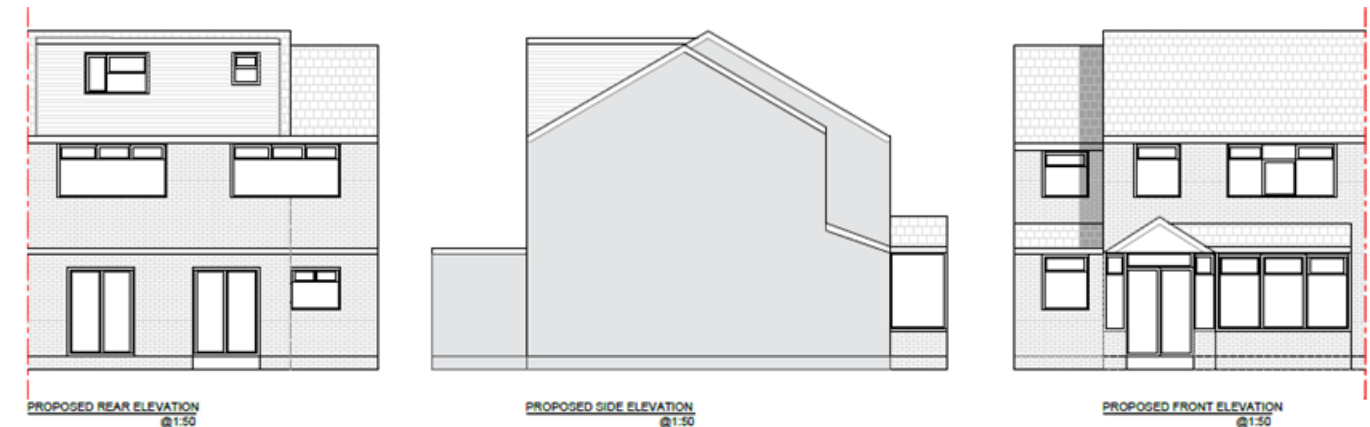


Fig.2 – Proposed elevations

Consultations & Notification Responses

Local residents – No comments received.

Environmental Health – No objections.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally-prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Furthermore, the statutory status of the development plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

i. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion. The application property is in a context of densely development housing. However, the positioning of neighbouring gable elevations and position of windows would ensure that the siting of the proposed extension would not unduly harm residential amenity. Appropriate amenity space would be maintained and there would be no apparent impact on on-site security. Chapter 8 would thereby be accorded with.

ii. Chapter 12: Achieving well-designed places - States that 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 (paragraph 126). Paragraph 130 further states that planning decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment.

The design of the proposed extensions has been appropriately related to the style and character of the existing house and its relationship to the surrounding context. The development would and thereby accord with chapter 12.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. The development positively responds to the following aspects of the PPG:

- i. Consultation and pre-decision matters;
- ii. Health and well-being.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following aspects of the Core Strategy are considered to be relevant:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents
 - c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - d. Protect and enhance the built and natural environment.
 - e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would relate appropriately to housing in the area with regard to its siting, design and composition. The development would help to sustain the future occupation of the house without undue harm to existing levels of residential amenity. Policy SP1 would thereby be accorded with.

Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment. The development would thereby accord with policy EN1.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to consideration of the submitted details relating to the applicant's proposals for the provision of a waste management plan to demonstrate how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. How the sustainable waste management needs of the end user will be met.

Bins are currently stored at the side of the property. A condition has been included to ensure that an appropriate bin enclosure is provided within the front garden to ensure compliance with policy EN19.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy;
- iii. Adequacy of internal accommodation and external amenity space;
- iv. Refuse storage and collection;
- v. Vehicular access and car parking.

It is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. The development would also be appropriately related to in the character of the original house through its proportions and composition in matching materials. The development would thereby accord with policy DM1.

Unitary Development Plan - The following saved policies are considered to be relevant:

Policy DC1 - Residential Extensions

Policy 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 neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses 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.

Policy 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;
- 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 streetscene by virtue of design, use of materials or constructional details;
- d. They would not result in the loss of off-street car parking resulting, in additional pressures in neighbouring streets.

Policy DC1.3 - Sets out the circumstances whereby, notwithstanding the generality of the above policies, the Council will not normally approve planning permission for residential extensions. This includes rearward extensions greater than 3.65m (12 ft) in length.

It is considered that the height, scale and proportions of the extension would be acceptable and would allow the adaptation of the property to meet changing household needs. The rearward projection of the extension would be below the rearward projection referenced in policy DC1.3. The proposed height of the extension would also be acceptable. The design of the two storey side extension would avoid the formation of a terracing effect and allow the characteristics of the existing house to be discerned. The development would be appropriately related to policy DC1.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes. In this case, negotiations secured the submission of amended drawings amending the siting of the side extension a first floor level and clarification of the detail of the existing and proposed elevational drawings. The amended details facilitated the assessment without a requirement for further amendments or negotiations

Principle – The development would facilitate the adaptation of the existing house to meet changing household needs. It is considered that the extensions would lead to the formation of proportionate additions to the property that would be appropriately related to the character and appearance of the application property and surrounding housing. The principle of the development is therefore considered to be acceptable.

Height, scale and massing – The 2-storey extensions has been appropriately related to the height parameters of the existing house. Appropriate subservience would be secured through the lowering of the ridge line. The side extension would be articulated through the arrangement of built form. The scale and massing of the side extension would be proportionate and satisfactorily related to the streetscene. The single storey extension would be appropriately related to the existing rear extension.

Siting – The configuration of the existing ground floor of the house combined with the inclusion of a first floor set back and lowering ridge line to the proposed side extension would prevent the formation of a terracing effect. The proposed rearward protection of the rear extension would be limited to 2.2 metres and is considered to be a proportionate addition. Even with the retention of the exiting garage, it is considered that sufficient garden space would be retained. The siting of the development is considered to be acceptable.

Residential amenity – The proximity of the siting of the 2-storey side extension would have some impact on the neighbouring No 63. However, the resulting relationship between the two properties is commonly found in residential areas in the city following the formation of 2-storey side extensions. The potential harm has been reduced by the alignment of the first floor element to the original rear building line. The proposed single storey would align with existing adjoining extension and would bring built form in closer proximity to shared boundary with No 63. However, the rearward projection of the side storey extension would be limited to 2.2 metres and the orientation of windows to the rear of No 63 would reduce the impact of the proposed development. The introduction of new development would not depart from the existing relationship with no 63 (which is currently affected by the siting of the extension to No 65 and retained garages to Nos 63 and 65). On balance, the siting o the development is considered t be acceptable.

Design – The design of the development has been appropriately related to the character of the existing extended building and its context. The design and configuration of new windows would be appropriately relation to the existing house. A condition has been included to ensure the use of matching materials, which relate satisfactorily to the host property and its context.

Land conditions - The site is located in an established residential area and historic land conditions have not been identified that may impact upon the development.

Flood risk – The site is in Flood Zone 1 and the development would not present potential additional flooding or drainage risks.

Conclusion - The proposed development would be meet the requirements of Council policy and be appropriately related to the existing housing in the surrounding context.

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

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. In this case, negotiations secured the submission of amended drawings amending the siting of the side extension a first floor level and clarification of the detail of the existing and proposed elevational

drawings. The amended details facilitated the assessment without a requirement for further amendments or negotiations.

Condition(s) to be attached to decision for approval

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 stamped as received by the City Council as local planning authority received on: 19 July 2023 and 4 August 2023:

Householder planning application forms

Location plan with a red edge

Proposed drawings Ref: PD.01 Rev C including site plan with a red edge.

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 for the City of Manchester.

3) The materials to be used in the construction of the extension hereby approved, including bricks and roof tiles, together with the method of coursing and pointing, shall match the existing dwellinghouse, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

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 shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings referenced: Proposed drawings Ref: PD.01 Rev A including site plan with a red edge.

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

5) Before occupation of the authorised development, the windows in the southern elevation relating to a first floor bathroom in the authorised extension 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.

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 for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

68B Cringle Road, Manchester, M19 2RN

2 Milford Drive, Manchester, M19 2SB

68A Cringle Road, Manchester, M19 2RN

68 Cringle Road, Manchester, M19 2RN
62 Cringle Road, Manchester, M19 2RN
56 Cringle Road, Manchester, M19 2RN
3 Corringham Road, Manchester, M19 2RG
61 Cringle Road, Manchester, M19 2RQ
66 Cringle Road, Manchester, M19 2RN
64 Cringle Road, Manchester, M19 2RN
1 Corringham Road, Manchester, M19 2RG
67 Cringle Road, Manchester, M19 2RQ
60 Cringle Road, Manchester, M19 2RN
58 Cringle Road, Manchester, M19 2RN
63 Cringle Road, Manchester, M19 2RQ

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: NORTH AREA