

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136903/FH/2023

Date registered valid: 9 May 2023

Proposal: Demolition of existing outrigger extension and proposed single storey extension to form accessible bedroom and bathroom.

Address: 12 Hermitage Road, Manchester, M8 5SP

Ward(s): Crumpsall Ward

Applicant: Mr Maqsood

Agent (if any): Mr Subhan Saleem

Case officer: Adam Mitchell
Tel: 0161 234 4165
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Recommendation: APPROVE

Date of recommendation: 31.07.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05 June 2023

Standard consultations:

Printed: 16 May 2023 Expired: 6 June 2023

Neighbour notifications

Printed: 16 May 2023 Expired: 6 June 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

The application site relates to a brick built two storey semi-detached dwelling within the residential neighbourhood of Crumpsall Ward, Manchester. The property benefits from hard landscaping to the front and side and a bay window and porch canopy along the front elevation. The rear garden benefits from an existing single storey outrigger with a long rear garden.

The area is predominately residential in nature with houses of similar style and design. Crumpsall Park is situated to the east of the application site.

Description of development

The application seeks consent for the erection of single storey rear extension to form accessible bathroom and bedroom following the demolition of the existing outrigger. This extension is proposed to enhance the accessibility and liveability for the disabled occupant.

The proposed rear extension would extend across the back of the host property, and as such, the proposal would have approx. dimensions of Height 4.3m x Width 6.8m x Depth 9.7m. The extension would run alongside the shared boundary with no. 10 Hermitage Road.

The proposal would create an extended kitchen area alongside an accessible bathroom and bedroom.

The proposal would involve the insertion of one rear window and one side facing window alongside one rear elevation door.

Consultations & Notification Responses

Local residents were notified however no responses were received.

Transport for Greater Manchester had no objections to the proposal.

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:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) 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.

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
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance)

DC1.5 The council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Issues

Principle

The proposed development is for the erection of a single storey rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes 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 properties.

Residential and Visual Amenity

The application is proposed to erect a single storey rear extension to provide accessible living accommodation to support a disabled user. As mentioned above, the proposed extension would run alongside the northern shared boundary with no.10 Hermitage Road. Given the existing

single storey nature of the extension and the existing large footprint of built form along the shared boundary with the relatively large rear gardens available to occupants along Hermitage Road, in this instance it is not considered to form an overbearing or overpowering feature along the boundary. No objections have been received from neighbouring properties. Additionally, no windows are proposed in that side elevation facing the northern boundary and therefore no overlooking or loss of privacy will be experienced. Furthermore, a condition that removes the permitted development rights for the implementation of windows and doors will be attached to any approval.

It is considered that the neighbouring property may experience some overshadowing impacts to their rear amenity space however given the existing built form along the shared boundary and the large portion of the rear garden that would be unaffected, it is deemed that the extension would not give rise to significant adverse impacts to residential amenity to the neighbouring property as to warrant refusal to the proposed development.

The gap to the southern boundary with no. 14 Hermitage Road will be retained, therefore it is not considered that the extension will form an overbearing feature. Additionally, given the orientation of the properties along Hermitage Street it is not considered that overshadowing or loss of light implications would be present as a result of the proposal. The proposal is considered acceptable and therefore complies with the National Planning Policy Framework; Core Strategies policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

The proposal would not be seen from the street scene given its position at the rear of the property and the materials to be used would match those of the existing property. It is not considered that the proposal would have a detrimental impact upon the character of the property, nor the area within which it is located. The proposal is considered acceptable and therefore complies with the National Planning Policy Framework; Core Strategies policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Design and Appearance

The materials would match the existing 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 proposal has been sited and designed to ensure that it is subservient to the original dwelling. It is acknowledged that the proposal's depth exceeds the depth stated in saved UDP Policy DC1 (3.65metres) however it is considered in this instance given the existing built form along the boundary and the need to supply accessible living for the disabled occupant, the proposal with the requirements of Core Strategy policies DM1 and saved UDP Policy DC1.

Conclusion

The proposal complies with the above policies; received no objections and the City Council recognises the importance of adapting homes to suit the changing household needs and accommodate disabled residents, with the needs of the occupants outweighing the insignificant residential and visual harm of the development. The single storey rear extension would improve the safety and comfort of the dwelling for the resident, allowing them to remain independent in their own home, therefore development may commence in accordance with the following conditions.

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: APPROVAL

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 resolve 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 date 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 drawings and documents:

Document- Application Form

Stamped as received by the City Council as Local Planning Authority on 09 May 2023

Document- Certificate B

Stamped as received by the City Council as Local Planning Authority on 11 July 2023

Drawing- Plans ref. SHT3A

Drawing- Elevations ref. SHT4A

Drawing- Elevations ref. SHT5A

Stamped as received by the City Council as Local Planning Authority on 09 May 2023

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) The materials to be used on the external surfaces of the proposed extensions hereby submitted 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 adversely 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 plans.

Reason- In the interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1.

Appendix 1 – List of consultees & neighbours notified

Metrolink

14 Hermitage Road, Manchester, M8 5SP

16 Hermitage Road, Manchester, M8 5SP

10 Hermitage Road, Manchester, M8 5SP

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