

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137926/FH/2023
Date registered valid: 25 August 2023
Proposal: Erection of single storey rear extension, hip to gable roof extension and rear roof dormer to form additional living accommodation
Address: 37 Longden Road, Manchester, M12 5SG
Ward(s): Levenshulme Ward

Applicant: Mr Khalid Javed
Agent (if any): Mr Rashid Mehmood, I. Planning Services
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 October 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 September 2023

Standard consultations:

Printed: 6 September 2023

Expired: 27 September 2023

Neighbour notifications

Printed: 6 September 2023

Expired: 27 September 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: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The site is a two storey, hipped roof, end-terraced dwellinghouse along a prominent corner plot location at the junctions of Longden Road and Hemmons Road, with its front and side elevations to the back of pavement. There is an existing single storey rear extension with its side elevation sited along the back of pavement, along Hemmons Road and measuring approximately (3539mm deep x 2375mm wide x 3259mm high). The existing rear yard is approximately (6.5 metres deep from the rear building line of the two storey dwellinghouse), including all round boundary treatment (approximately 1.8 metres high), incorporating a timber frame gated access into a gated alleyway, which runs along the rear boundary. The rear elevation of the application dwellinghouse faces the blank gable elevation of no. 88 Hemmons Road.

Site History

- 121432/FH/2018 - Retrospective application for the retention of a single storey extension to the rear of the existing dwelling to form additional living accommodation - Withdrawn 2018.

- 064161/VO/NORTH2/02 - Alleyways to back and side of 15-49, Longden Road, 1/33, Maida Street, 88/118, Hemmons Road, 77/105, Hemmons Road, 2/28, Prestage Street, 1/23, Prestage Street, 2/22, Newdale Street, Gorton - Approved 2002.
- 038278 - Change of use from shop to dwellinghouse - Approved 1991.

Description of development

The submitted plan relates to the proposed erection of a single storey rear extension, hip to gable roof extension and rear roof dormer to form additional living accommodation.

In terms of the proposed single storey rear extension which would serve as a dining/living room, it would be sited along the back of pavement along Hemmons Road and would be stepped-away from the common shared boundary with no. 39 Longden Road approximately 250mm to leave a small gap from this boundary and it would measure approximately: (4000mm deep x 4013mm wide x 3777mm maximum height). It would have a lean-to pitch roof, with 1no. window and a door along the rear elevation, including 2no. windows along the roof elevation. It is intended to use materials matching those on the existing house.

With regards to the proposed rear roof dormer extension, it would be stepped away from the side boundaries approximately 500mm and would measure approximately (3440mm wide x 3628mm deep x 1594mm high). It would be positioned centrally along the rear roof plane, would also be set below the existing roof ridge and above the existing eaves and would incorporate 2no. windows along the rear elevation. It is intended to clad the external wall of the dormer in matching tiles.

The proposal would also include an elevational alteration involving the existing hipped roof arrangement to a pitch roof, to form a gable end to the eastern elevation of the dwellinghouse.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

No comments regarding the application on this occasion.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

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

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

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

- Chapter 2: Design

ISSUES

Principle

The principle of the proposal is considered to be acceptable in that it would allow the adaptation of the existing house to meet changing residential needs. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential amenity.

Residential and visual amenity

Impact of works (single storey rear extension) - The proposed rear extension would be single storey and given the proposed roof configuration, it is considered that there would be no significant impact in terms of massing from the extension, and therefore that the proposal would not have an undue impact on the immediate neighbouring properties, specifically; those at nos. 39 Longden Road and 88 Hemmons Road. In addition, the overall proposed rearward projection at 4000mm although would be (350mm) in excess of City Councils saved policy DC1.3 (a) regarding rearward extensions, it is in line with the limitations for a larger homes extension application and therefore on balance, it is considered that the proposed development could be accommodated in this location without any undue adverse impact to residential amenity, subject to conditions. It is recommended further conditions are attached limiting any further extensions and outbuildings, windows and door openings, and the dormer bedroom window to be in-part obscurely glazed to safeguard residential amenity. For these reasons and on balance, this element of the proposal is considered to be acceptable in terms of its impact on residential and visual amenity as there are no overbearing, overshadowing or loss of privacy impacts.

Impact of works (rear roof dormer extension) - In light of that fact that dormer extensions could constitute permitted development, (not requiring an application for planning permission), provided that certain requirements and limitation are met; given this fall back position and the proposed scale of the dormer, it is not considered that the proposed rear roof dormer would create an undue impact on the character of the property or general area. The dormer has been positioned centrally within the rear roof plane, set-away from the boundaries and it is also set below the original roof ridge and above the eaves and it is intended to clad the external wall of the dormer with tile matching the existing roof, which is considered acceptable. It is however recommended that the proposed dormer window to serve the (annotated as "shower") is obscurely glazed and the dormer bedroom window to be in-part obscurely glazed to safeguard residential amenity; including a materials condition to ensure materials are adhered to.

Impact of works (elevational alterations, proposed conversion of side hipped roof to gable end with pitched roof) - In terms of the proposed elevational alterations, involving conversion of the existing hipped roof to a gable end, it is not considered that this element would present any significant adverse impact to residential or visual amenity, or the character of the property as it would mirror various properties along the street scene.

Impact of works (Design and appearance) - In terms of external facing materials, it is intended to use materials matching those on the existing house, including the side walls to the proposed dormer, which would be clad in matching tiles. For the reasons stated above and given the contextual relationship with the surrounding houses and the wider neighbourhood, it is considered that the proposed development would be acceptable in design terms. Additionally, the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset. However, a condition has been attached to ensure that materials are adhered to.

Impact of works (Car parking) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected. Refuse bins can still be stored within curtilage, within the rear yard area, screened behind boundary treatment.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapters 8 and 12; policies SP1, DM1, EN1, EN19, T2 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no comments or objections have been received in response to this application.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 25 August 2023.
- Location Plan with application site edged in red; and Existing Floor Plans and Elevations, Ref:: IPS/R/37/M125SG, SHT 1 of 2, received by the City Council as the Local Planning Authority on 25 August 2023.
- Proposed Floor Plans and Elevations, Ref:: IPS/R/37/M125SG, SHT 2 of 2, received by the City Council as the Local Planning Authority on 25 August 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to policies SP1 and DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (July 2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

3) The external facing materials to be used on the extension hereby permitted shall match those of the primary dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that 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 policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) The rear roof dormer extension hereby approved shall be clad in tiles matching those on the existing roof of the original dwellinghouse and as stated on the application form and shown on the approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed dormer window to serve the annotate "BEDROOM" and as shown on: Proposed Floor Plans and Elevations, Ref:: IPS/R/37/M125SG, SHT 2 of 2, received by the City Council as the Local Planning Authority on 25 August 2023; shall be obscurely glazed up to a height of 1.7m above the internal floor level within the roof space, 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 - In the interest of privacy and in accordance with policy DM1 of the Manchester Core Strategy (2012), and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

6) Before first occupation of the development thereby approved, the proposed shower room windows along the first floor and second floor rear elevation and as shown on: Proposed Floor Plans and Elevations, Ref:: IPS/R/37/M125SG, SHT 2 of 2, received by the City Council as the Local Planning Authority on 25 August 2023; shall be obscurely 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 - In the interest of privacy and in accordance with policy DM1 of the Manchester Core Strategy (2012), and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

7) 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 development hereby approved other than those shown on: Proposed Floor Plans and Elevations, Ref:: IPS/R/37/M125SG, SHT 2 of 2, received by the City Council as the Local Planning Authority on 25 August 2023.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 Core Strategy for the City of Manchester (2012).

8) 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 outbuildings, sheds or extensions shall be erected without the express consent of the City Council as the Local Planning Authority.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 Core Strategy for the City of Manchester (2012).

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through

provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 2, 37 Longden Road, Manchester, M12 5SG

Flat 1, 37 Longden Road, Manchester, M12 5SG

90 Hemmons Road, Manchester, M12 4QG

41 Longden Road, Manchester, M12 5SG

39 Longden Road, Manchester, M12 5SG

88 Hemmons Road, Manchester, M12 4QG

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