MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137591/FH/2023
Date registered valid:	18 July 2023
Proposal:	Erection of single storey side and rear extension to form additional living accommodation
Address:	30 Cedric Road, Manchester, M8 4JD
Ward(s):	Crumpsall Ward
Applicant:	Heller
Agent (if any):	Sam Golding, Gold Sketch Studios Ltd
Case officer:	Adam Mitchell Tel: 0161 234 4165 Email: adam.mitchell@manchester.gov.uk
Recommendation:	APPOVE
Date of recommendation:	**06.09.2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 July 2023

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 3 August 2023 Expired: 24 August 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 two storey semi detached dwelling situated within the Crumpsall Ward, Manchester. The property is finished in a white stoned rendered appearance along the front elevation and benefits from an area of hardstanding to the front and side. The rear garden is relatively large with boundary treatment in the form of timber fencing occupy the shared and rear boundaries.

The remaining area is predominantly residential in nature with houses of similar size and design.

Description of development

Planning permission is sought for the erection of a single storey side and rear extension to form additional living accommodation.

Consultations & Notification Responses

Local residents were notified however no responses were received.

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

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:

a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved

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 side and rear extension, 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. This property will remain a single family dwellinghouse and as such no additional waste or car parking pressures will result from this application.

Residential and Visual Amenity

The proposed single storey side and rear would accommodate a WC, extended kitchen and dining room and a playroom situated to the rear, including one front elevation window and two separate sliding doors along the rear elevation. The extension would have approx. dimensions of Height 3.2m x Width 7.6 metres along the rear & 1.2 metres along the front elevation x Depth 10.5 metres x Rearward Projection 4 metres. The extension would run alongside the shared boundary with no. 32 Cedric Road and be situated approx. 0.05 metres away from the eastern shared boundary with no. 28 Cedric Road.

The wraparound extension would run alongside the shared boundary with no.32 Cedric Road, however given the single storey nature of the extension and the neighbouring property's built form along the shared boundary it is not expected to form an overbearing feature and limited overshadowing implications would occur to the neighbour's rear amenity space.

The extension would be situated approx. 0.05metres from the eastern shared boundary with no.28 Cedric Road, it is deemed given the single storey nature of the development and the relatively small scale nature of the extension that it would not form an overbearing feature along the boundary.

The property will retain a significant proportion of rear amenity space within the rear garden and although the rearward projection of the proposal fails to comply with Policy DC1.3 of the Saved UDP the depth is acceptable under the larger homes guidance and in this instance is considered an acceptable footprint for the application site.

The proposed fenestration elements are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable to the character of the property. The new fenestration elements are situated along the front and rear elevation. Therefore, it is considered that the proposal is acceptable in design terms and would not have any adverse impact on the character of the property or the surrounding area, and would maintain existing privacy levels of neighbouring properties.

The proposal will have an acceptable impact on visual amenity. It is designed to be subservient to the main dwelling and is of relatively modest scale which does not amount to an overdevelopment when seen in the local context. The extension would become visible from Cedric Road's streetscene and is designed to form a seamless relationship with the original. This will be achieved by completing the development in the proposed matching materials to existing.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The roof profile constitutes a flat roof and the extension's footprint is not considered to create a bulky or disproportionate scale addition to the property. The materials of the extension will 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 DM1, EN1 and SP1 and saved UDP Policy DC1.

Waste Management

The proposed extension would not leave enough space to the eastern shared boundary to facilitate bin storage to the rear of the property, therefore the bins will be stored along the front elevation. As such, to prevent the local streetscene from additional harmful visual amenity impacts a bin storage condition has been included as part of any approval, pursuant to policy EN19.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing occupiers to adapt their homes to meet their residential needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to guide the application through all the 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 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 drawings and documents: Local plan and drawings numbers:

   Drawing- Site Plan ref. 004
   Drawing- Location Plan ref. 001
   Drawing: Plans and Elevations ref. 002

All stamped as received by the City Council as Local Planning Authority on 18 July 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 (2012).

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 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 and DM1.

5) Prior to occupation of the extension hereby approved details of a secure and ventilated bin store shall be submitted to approved by the City Council as Local Planning Authority. The approved bin store shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

1 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
2 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
4 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
6 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
7 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
9 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
10 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
12 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
15 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
16 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
Haversham Court, 91 Middleton Road, Manchester, M8 4JY
3 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
5 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
8 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
11 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
14 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
17 Haversham Court, 91 Middleton Road, Manchester, M8 4JY
19 Cedric Road, Manchester, M8 4JE
32 Cedric Road, Manchester, M8 4JD
21 Cedric Road, Manchester, M8 4JE
17 Cedric Road, Manchester, M8 4JE
28 Cedric Road, Manchester, M8 4JD

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