

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137411/FH/2023
Date registered valid: 4 July 2023
Proposal: Erection of first floor side extension to form additional living accommodation
Address: 16 Seymour Road, Manchester, M8 5BG
Ward(s): Crumpsall Ward

Applicant: Mr Jaived Shafique
Agent (if any): M Farooq Building Design Services
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 24.08.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 July 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 July 2023 Expired: 2 August 2023

Site notice

Posted: 18 July 2023 Expired: 8 August 2023

Press advert

Published: 18 July 2023 Expired: 1 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order: Not applicable

Description of Development

16 Seymour Road is a double-bay fronted detached house in the Crumpsall ward of North Manchester. The property is accessed off Seymour Road with off-road car parking to the front. There are paved and lawned gardens to the front, side and rear and the remaining boundaries are 1.8m high waney-lap fencing to the east and west and a 2.5m high brick boundary wall to the adjacent Thomas Street car park to the rear.

The property benefits from an existing single storey rear and side extension alongside a rear outbuilding. It should be noted that the single storey side extension is currently under construction.

The house is situated in a largely residential area towards the western end of Seymour Road in the Crumpsall Lane Conservation Area. The house is bounded by the King David School and Talmud College to the north, the Thomas Street car park and Cheetham Hill District Centre to the south, flats to the east and HMO residential and an MOT centre to the west.

Description of development

The proposed development seeks planning permission for the erection of a first floor side extension to form additional living accommodation. The submission has been revised since the original submission, altering the roof profile of the extension and slightly reducing the footprint of the extension.

Planning History

097953/FH/2011/N1 Erection of single storey extensions to the front, rear and sides, to form additional living accommodation, together with the construction of boundary treatments, and other associated works, in conjunction with the use of the building as one family dwellinghouse (Use Class C3). APPLICATION APPROVED 20.04.2012

119578/FH/2018 Erection of single storey rear extension to provide additional living accommodation use (C3) residential. APPLICATION APPROVED. 17.07.2018

124061/FH/2019 Erection of single storey outbuilding to rear garden. APPLICATION APPROVED. 25.09.2019

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 & DC18 of the UDP
- DM1, SP1, EN19 & EN3 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.

Chapter 16: Conserving and enhancing the historic environment-

States that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 197- In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable

communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

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

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

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 EN3 (Heritage); states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

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 a first floor side 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.

Residential and Visual Amenity

It is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the occupants of the neighbouring properties. The proposed first floor side extension accommodates an additional bathroom and bedroom with front and rear elevation windows inserted. The proposed extension would be built on the previously approved application ref. 097953/FH/2011/N1 which was part implemented and the revised scheme would provide a first floor storey element approx. 2.8 metres from the shared boundary with no. 14 Seymour Road. The proposed extension would have approx. dimensions of Height 7.9m x Width along front elevation 2.4m & along rear elevation 4.7m x Depth 9m.

The proposed first floor extension would primarily impact no.14 Seymour Road however due to the set-in dimension of the extension from the shared boundary alongside the reduced depth (3.65metres) and hipped roof profile, together with the relatively large detached plot of the application site, it is considered the revised proposal assists in reducing the bulkiness and prevents an overbearing feature along the shared boundary.

It is anticipated that no.14 Seymour Road may experience some overshadowing implications along their side amenity space during the morning sun however this is alleviated during the afternoon and evening. Additionally, it is anticipated that the neighbouring property's rear amenity space will be relatively unaffected by the proposal's additional built form and shadowing concerns. It is therefore acceptable and pursuant to policy SP1 and DM1 of the Core Strategy.

As mentioned above the proposal would consist of one front and rear elevation windows that overlook the front and rear gardens and therefore are not considered to give way to loss of privacy implications. Additionally, the proposed front facing window is situated within the

bathroom and as such shall be obscurely glazed to prevent any additional overlooking impacts. A condition to this effect will be included within the section below.

The proposed first floor side extension is set-back from the front elevation by 6.3 metres and this removes the impact of a terracing effect. The majority of the extension is towards the rear of the application site and therefore the impact from Seymour Road will be marginalised. The width of the proposal along the front elevation is only 2.4 metres and therefore it is not considered to have a detrimental impact upon the visual amenity of the neighbouring properties, nor the character of the area within which the property is located.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The revised scheme includes a hipped roof instead of the originally proposed blank gable profile reducing the massing of the proposal. It is considered that 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 brickwork and rendered finish of the original dwelling.

Waste Management

The proposed development would not affect the existing bin management strategy.

Crumpsall Lane Conservation Area

The proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme.

The proposal would be located in a suitable position with the majority of the extension hidden away from the streetscene and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area given the existing approved materials utilised on the original dwelling.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with the Core Strategy Policy EN3 and saved UDP Policy DC18.

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 streetscene and there are no material considerations of sufficient weight to indicate otherwise.

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

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:

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- Location Plan

Stamped as received by the City Council as Local Planning Authority on 26 June 2023

Drawing- Floor Plans ref. 3

Drawing- Elevation ref. 4

All stamped as received by the City Council as Local Planning Authority on 24 August 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.

Appendix 1 – List of consultees & neighbours notified

Flat 1, 18 - 20 Seymour Road, Manchester, M8 5BG
Flat 2, 14 Seymour Road, Manchester, M8 5BG
Flat 5, 18 - 20 Seymour Road, Manchester, M8 5BG
Flat 2, 18 - 20 Seymour Road, Manchester, M8 5BG
Flat 7, 18 Seymour Road, Manchester, M8 5BG
Flat 3, 18 - 20 Seymour Road, Manchester, M8 5BG
14 Seymour Road, Manchester, M8 5BG
Flat 4, 14 Seymour Road, Manchester, M8 5BG
Flat 3, 14 Seymour Road, Manchester, M8 5BG
Flat 1, 14 Seymour Road, Manchester, M8 5BG
Flat 6, 18 - 20 Seymour Road, Manchester, M8 5BG
Flat 4, 18 - 20 Seymour Road, Manchester, M8 5BG
Flat 9, 18 Seymour Road, Manchester, M8 5BG
Flat 8, 18 Seymour Road, Manchester, M8 5BG
Flat 3, 22 Seymour Road, Manchester, M8 5BG
Flat 2, 22 Seymour Road, Manchester, M8 5BG
Flat 1, 22 Seymour Road, Manchester, M8 5BG
Beis Ruchel Girls School, 1-7 Seymour Road, Manchester M8 5BQ

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
Conservation Area - Crumpsall Lane Conservation Area 2004
Area Team Boundary - Name: NORTH AREA