

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136360/FH/2023

Date registered valid: 27 February 2023

Proposal: Part retrospective application for the erection of a single storey rear extension, single storey side extension and front gate

Address: 65 Crowland Road, Manchester, M23 2UU

Ward(s): Baguley Ward

Applicant: Mr Martin Brown

Agent (if any):

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 April 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 March 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 5 April 2023 Expired: 26 April 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

The application relates to an end terraced C3 dwellinghouse of brown brick with a red concrete tile dual pitch roof. The property features white uPVC windows, a front porch, a large, gravelled driveway, spacious rear garden and detached timber outbuilding. The property also features a single storey side extension and front gate for which planning permission has been sought retrospectively as part of this application.



Figure 1. Principal elevation of No.65 Crowland Road.



Figure 2. Rear view of No.65 Crowland Road.



Figure 3. View of rear garden.

Description of area

Crowland Road is a residential street situated within the Baguley ward of Manchester, close to Fairywell Brook, Newall Green Nature Area and the North Cheshire Motorway (M56). The area is predominantly residential in character consisting of semi-detached and terraced residential properties and benefits from its proximity to green outdoor amenity space.

Description of development

This is a part retrospective application for the erection of a single storey rear extension, single storey side extension and front gate. The scheme as it was originally submitted solely included details of the rear extension. However, during their site visit, the Case Officer documented the presence of a single storey side extension and front gate, both of which do not benefit from planning permission. These additions have now been included as part of the revised scheme so as to authorise their existence at the property.

Planning History

No previous planning history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

General Permitted Development Order (GDPO, 2015)

- Schedule 2 – Permitted Development Rights

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

Principle – the principle of erecting a single storey rear extension together with a single storey side extension and front gate in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's siting, scale and massing, appearance, impact upon visual amenity, residential amenity, waste storage, and parking

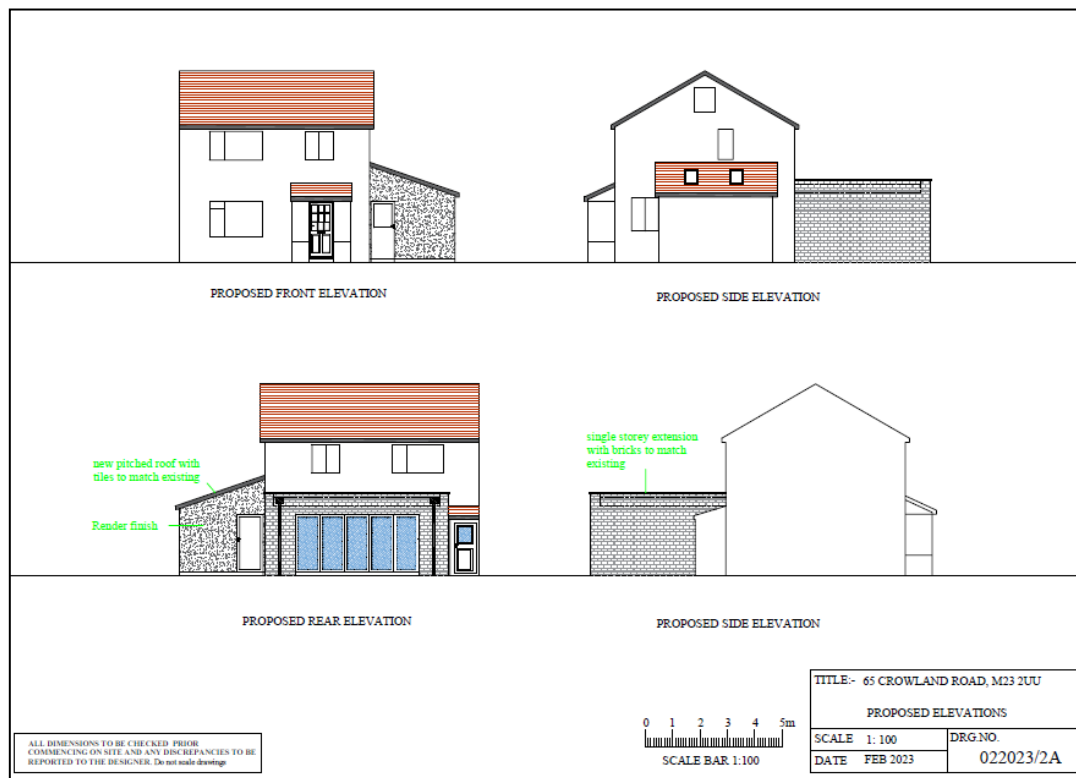


Figure 4. Proposed elevations, as submitted by the applicant.

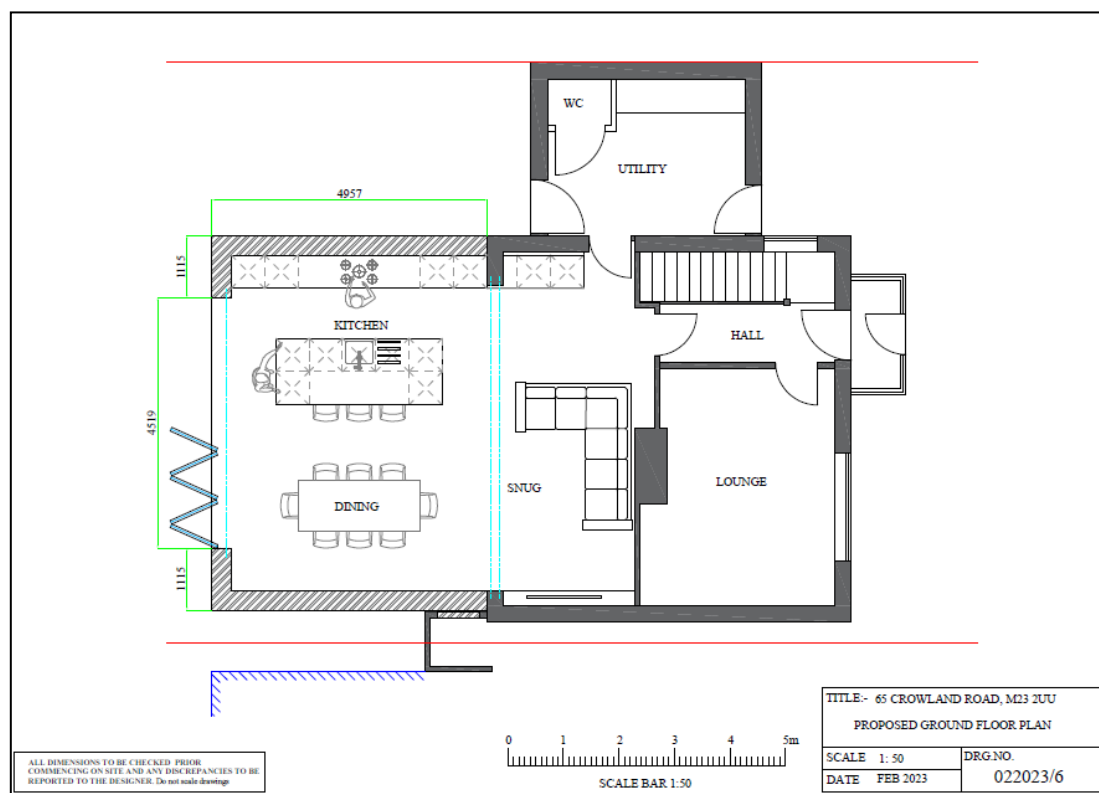


Figure 5. Proposed ground floor plan, as submitted by the applicant.

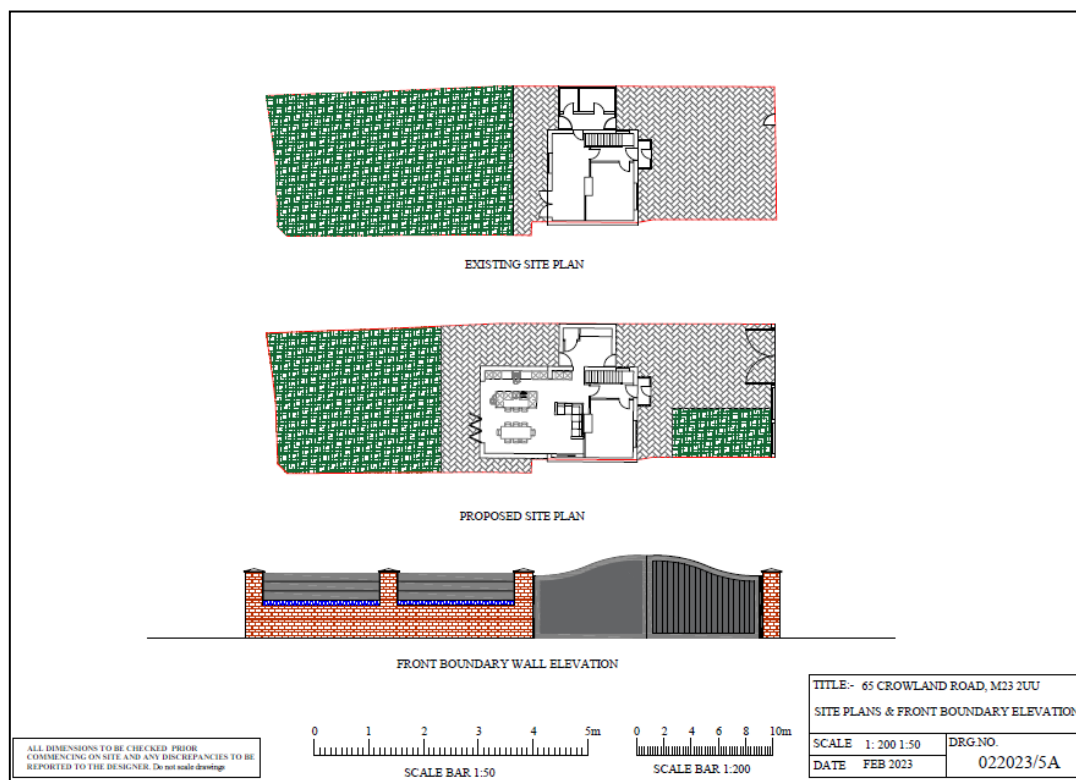


Figure 6. Proposed plans, as submitted by the applicant.

Siting, scale and massing – the single storey extension would be sited at the rear of the property, facing west. It would project 4.957m from the rear elevation of the host dwellinghouse, with a width of 6.749m and flat roof height of 3.149m. A gap of 0.6m would be maintained to the boundary shared with No.63 and a gap of 3.22m would be maintained to the boundary shared with No.67. The 4.957m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable given that general permitted development regulations allow single storey rear extensions up to 6m (for semi-detached dwellinghouses) through a prior approval scheme and in the absence of objections, as in this case.

The side extension is sited at the northern edge of the property and is relatively similar in terms of its dimensions to the original outrigger which pre-dated the existing (see figure 7). The extension projects 3.22m sideways from the host dwellinghouse with a length / depth of 4.296m, mono pitch roof height of 3.793m and eaves height of 2.476m. It is sited along the boundary shared with No.67 with no gap maintained. The siting, scale and massing of this extension is considered acceptable as it accords with policy DC1 of the UDP and is not considered to be an ‘excessively large or bulky’ addition to the property.

The gate is sited at the front of the property along the plot boundary which borders Crowland Road. The gate is 4.344m in width and 1.577m in height. Again, this is not considered to be an ‘excessively large or bulky’ addition to the property and, as such, the gate is considered to be acceptable due to its accordance with policy DC1 of the UDP.

The proposed developments are therefore considered acceptable as they accord with policies SP1 and DM1 of the Core Strategy.

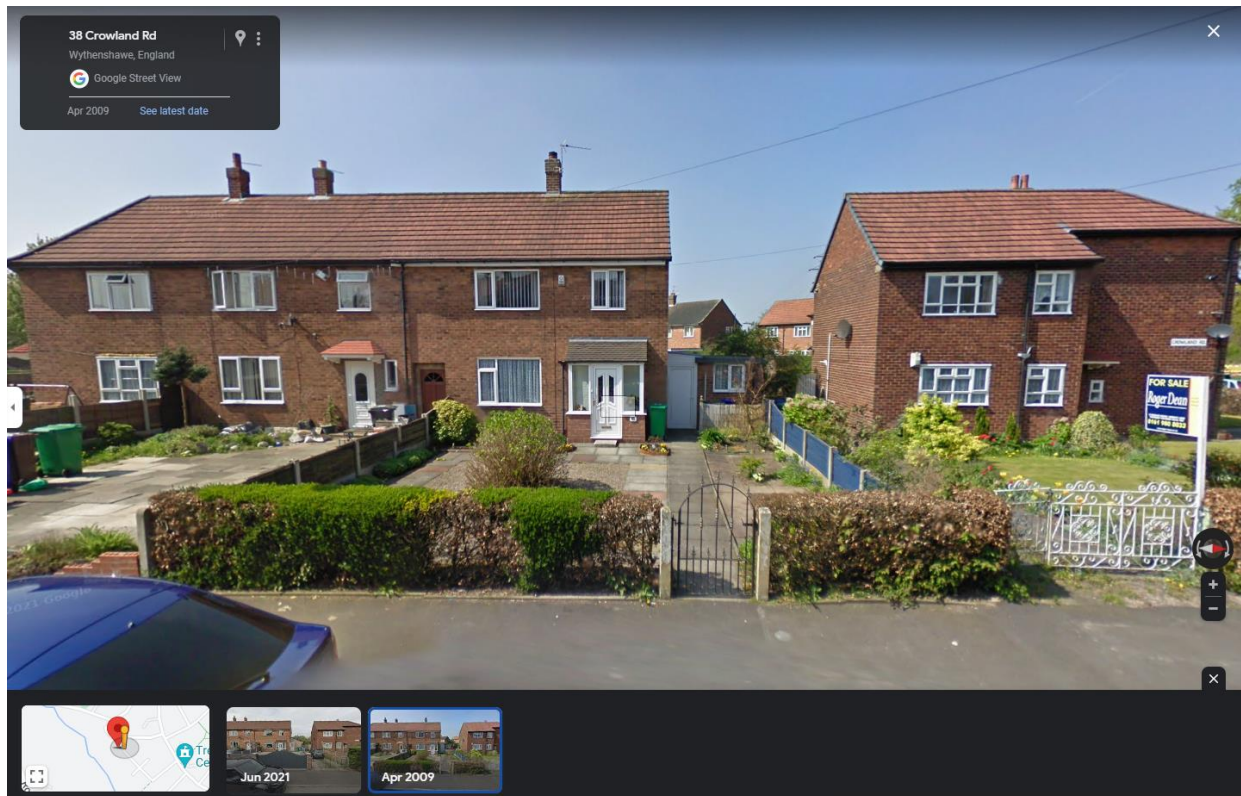


Figure 7. Excerpt from Google Maps depicting the pre-existing side extension present at No.65 Crowland Road.

Appearance and visual amenity – the rear extension would be built of brickwork and uPVC windows to match the existing, together with a flat roof and uPVC / aluminium doors. Its side elevations would be blank, whilst its rear elevation would feature one bi-folding door.

The side extension features cream render to all of its elevations with roof tiles that match the existing. Its side elevation is blank, whilst its front and rear elevations each feature one inward opening door and its roof features two rooflights.

The timber front gate is inward opening, swan neck in terms of its form and is painted grey to match the adjacent fencing.

The proposed developments are relatively standard in terms of their design and scale for residential extensions / additions in this locality. The rear extension would be sited at the back of the property and, as such, would not be visible within the street scene or public realm. Moreover, though the side extension and front gate are visible within the street scene, they are deemed as being suitably well-designed so as to minimise their effect upon visual amenity, avoiding causing undue visual harm to this area.

The design and appearance of the proposed developments accord with Core Strategy policies DM1 and EN1 and chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Residential amenity – given that the rear extension would be single storey, sited west of the host dwellinghouse and at a considerable distance away from the plot's shared boundaries, it is believed that the proposal should not cause an undue loss of sunlight or daylight for neighbouring residents. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupants is not compromised.

Similarly, given that the side extension is single storey and sited to the north of the host dwellinghouse, it is believed that the extension does not cause an undue loss of sunlight or

daylight for neighbouring residents. Moreover, its blank side elevation ensures that the privacy of neighbouring occupants is not compromised.

The front gate is believed to have minimal effect on the residential amenity of neighbouring occupants.

Moreover, since their implementation at the property, the Council has received no complaints from neighbouring residents relating to the single storey side extension and front gate. This is further reinforced by the lack of comments and objections received in response to this application.

The proposed developments are therefore acceptable in regard to their minimal effect upon residential amenity as they accord with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – the current waste storage arrangements are unaffected by this proposal.

Parking – the current parking arrangements are unaffected by this proposal.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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:

- 'Proposed Ground Floor Plan', numbered '022023/6', stamped as received by the City Council as Local Planning Authority on the 27th February 2023.

- 'Proposed Elevations', numbered '022023/2A', stamped as received by the City Council as Local Planning Authority on the 5th April 2023.

- 'Site Plans & Front Boundary Elevation', numbered '022023/5A', stamped as received by the City Council as Local Planning Authority on the 5th April 2023.

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.

3) The materials to be used on the external surfaces of the developments hereby permitted shall match those specified on the submitted application form and approved drawings, including brickwork to match the existing on the single storey rear extension and roof tiles to match the existing on the single storey side extension.

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 developments, 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.

Appendix 1 – List of consultees & neighbours notified

38 Crowland Road, Manchester, M23 2QT
44 Newall Road, Manchester, M23 2UB
3 Kerry Walk, Manchester, M23 2UX
4 Kinsale Walk, Manchester, M23 2QU
40 Crowland Road, Manchester, M23 2QT
67 Crowland Road, Manchester, M23 2UU
1 Kerry Walk, Manchester, M23 2UX
2 Kinsale Walk, Manchester, M23 2QU
36 Crowland Road, Manchester, M23 2QT
63 Crowland Road, Manchester, M23 2UU
50 Newall Road, Manchester, M23 2UB
48 Newall Road, Manchester, M23 2UB
46 Newall Road, Manchester, M23 2UB
42 Newall Road, Manchester, M23 2UB

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 15M
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M
Area Team Boundary - Name: SOUTH AREA