

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 135155/FH/2022  
**Date registered valid:** 25 October 2022  
**Proposal:** Erection of single storey side and rear extension to form additional living accommodation, including front porch.  
**Address:** 49 Cringle Road, Manchester, M19 2RP  
**Ward(s):** Levenshulme Ward

**Applicant:** Mr Tahir Hussain  
**Agent (if any):** Mr Mamoon Khan  
**Case officer:** Harriet Aidoo  
Tel: 0161 234 4532  
Email: [harriet.aidoo@manchester.gov.uk](mailto:harriet.aidoo@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 10 May 2023

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 16 November 2022

### Standard consultations:

Printed: 7 November 2022 Expired: 28 November 2022

### Neighbour notifications

Printed: 7 November 2022 Expired: 28 November 2022

### 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

This application relates to a 2-storey, box bay fronted, circa 1930's semi-detached dwellinghouse within a residential setting. The property benefits from amenity space along the front, side (with gated access) and rear, existing single storey lean-to rear outrigger - which appears to be original to these type of house along the street scene and measuring (approximately 1.4 metres deep x 2.8 metres wide), an outbuilding along the rear garden, measuring (approximately 4.8 metres deep x 2.9 metres wide), including boundary treatment. The existing depth of rear garden is approximately 15.8 metres, the front driveway approximately 5.8 metres deep, and the existing side access approximately 2143mm wide. There are allotment gardens along the rear boundary.

## Description of development

The submitted plan relates to the proposed erection of a single storey side and rear extension to form additional living accommodation, including front porch.

The initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 15/03/2023). Clarification was also sought regarding refuse management arrangements; details were subsequently submitted, (dated, 06/04/2023). Further information regarding dimensional details was also subsequently requested and submitted, (dated, 10/05/2023). The revised plan would comprise of:

- The existing outbuilding would be demolished.
- The removal of the initially proposed canopies along the front and in-part along the side elevation to link the proposed front porch with the side extension element.
- The proposed side extension would be set-back from the front building line of the original dwellinghouse.
- The removal of the initially proposed side facing windows along the common shared boundary with no. 53 Cringle Road; windows would be located along the roof plane along this elevation instead.
- Details regarding a proposed bin store, including storage location have been provided; correspondence, (dated, 06/04/2023).

The proposed side extension element with combined covered walkway would be set-back approximately 2812mm from the front building line of the proposed porch and would maintain a proposed width of approximately 1373mm along the front elevation. The side extension it's self would retain a distance of approximately 857mm from the common shared boundary with no. 53 Cringle Road, although the proposed roof would project forward of this boundary to cover the side access to be retained. The side extension would then project in a straight line along this boundary approximately 10115mm into the rear garden, then come forward of the common shared boundary with no.47 Cringle Road approximately 7303mm wide and maintain a proposed rearward projection of approximately 3650mm along this boundary. The proposed roof design incorporates a combined lean-to pitch and hip roof configuration, measuring approximately 3390mm high.

In terms of the proposed front porch, it would be placed in front of the existing front door, whilst being flush with the front building line of the existing box bay window (however, the proposed roof would over sail the proposed front door, and as a result, the overall projection comes forward of the existing box bay window approximately 800mm. The porch would measure approximately 600mm deep (800mm deep including canopy roof covering) x 2700mm wide x 3390mm high.

The single storey side and rear extensions, including front porch would be constructed in facing materials consistent with the existing 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**

The following informative is recommended for the application:

#### **Contaminated Land Watching Brief**

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email [contact@manchester.gov.uk](mailto:contact@manchester.gov.uk) for advice on how to proceed.

## POLICY

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

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- 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 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (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) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 (Residential Extensions) is considered relevant.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout,

design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals.

## ISSUES

The initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 15/03/2023). Clarification was also sought regarding refuse management arrangements. Details were subsequently provided, (dated, 06/04/2023). Further information was also subsequently submitted, (dated, 10/05/2023).

## Principle

The principle of the proposal to create additional living accommodation is considered acceptable. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

## Residential and visual amenity

**Impact of works (Erection of single storey side and rear extension together with front porch)** - In light of the pre-existing contextual relationship along the side and rear boundaries, and the resultant contextual relationship of the proposed development; and given the revised plans, (dated, 15/03/2023), and the proposed bin store details (dated, 06/04/2023), and the further information, (dated, 10/05/2023); and due to that fact that existing outbuilding would be demolished, the proposal is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing, overshadowing or loss of privacy impacts, and subject to planning conditions.

**Impact of works (design and appearance)** - It is not considered that the proposal would unduly harm the character of the building or the general area. It is also intended to match materials with that of the existing house which is considered acceptable in design terms. However, a materials condition has been attached to ensure that the materials are adhered to.

**Impact of works (waste management)** - The existing arrangement would be affected as the proposed width of access to be retained along the side elevation would not conform to Manchester City Council's minimum guidance to allow for the safe passage of wheeled bins, and therefore a "Quad Classic Wheelie Bin Storage Unit", (correspondence dated, 06/04/2023) would be provided and located along the front garden and common shared boundary with no.47 Cringle Road.

**Impact of works (car parking)** - Whilst the existing outbuilding (annotated as garage) would be demolished, and the width of existing side access would be significantly lost to accommodate the proposed side extension element, and the existing depth front driveway at approximately 5.8 metres deep would be slightly reduced as a result of the proposed porch; and as a consequence, the depth of front driveway to be retained would still be less than Manchester City Council's standard minimum dimension of 6 metres. Nevertheless, it could still

accommodate a car. In addition, whilst there is a 20mph speed limit in place along Cringle Road, there are no parking restrictions precluding on-street car parking and therefore a slight on-street car parking could be accommodated in this location in this instance. For these reasons and on balance, it would not warrant the refusal of planning permission.

**Conclusion** - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2, and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

## **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, following negotiations, the initially submitted plan has

been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 15/03/2023). Clarification was also sought regarding refuse management arrangements. Details were subsequently provided, (dated, 06/04/2023). Further information was also subsequently submitted, (dated, 10/05/2023). The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan, the Core Strategy, the National Planning Policy Framework and all other material considerations. The local planning authority had no other 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:

- EXISTING SITE & LOCATION PLAN with application sight edged in red, Drawing Number: 001-PL-P-002-A, Revision: A, received by the city council as the local planning authority on 15 March 2023.
- EXISTING GF & FF PLAN, Drawing Number: 001-PL-E-003-B, Revision: B, received by the city council as the local planning authority on 15 March 2023.
- EXISTING FRONT ELEVATION, Drawing Number: 001-PL-E-004-A, Revision: A, received by the city council as the local planning authority on 15 March 2023.
- EXISTING REAR ELEVATION, Drawing Number: 001-PL-E-005-A, Revision: A, received by the city council as the local planning authority on 15 March 2023.
- EXISTING SIDE ELEVATION, Drawing Number: 001-PL-E-006-C, Revision: C, received by the city council as the local planning authority on 15 March 2023.
- EXISTING FLOOD PLAN, Drawing Number: 001-PL-E-007-A, Revision: A, received by the city council as the local planning authority on 15 March 2023.
- PROPOSED SITE & LOCATION PLAN with application sight edged in red, Drawing Number: 001-PL-P-008-C, Revision: C, received by the city council as the local planning authority on 15 March 2023.
- PROPOSED GF & FF PLAN, Drawing Number: 001-PL-P-009-E, Revision: E, received by the city council as the local planning authority on 15 March 2023.
- PROPOSED FRONT ELEVATION, Drawing Number: 001-PL-P-010-D, Revision: D, received by the city council as the local planning authority on 15 March 2023.

- PROPOSED REAR ELEVATION, Drawing Number: 001-PL-P-011-C, Revision: C, received by the city council as the local planning authority on 15 March 2023.
- PROPOSED SIDE ELEVATION, Drawing Number: 001-PL-P-012-E, Revision: E, received by the city council as the local planning authority on 15 March 2023.
- Correspondence from agent (dated, 06/04/2023), regarding bin store details.
- Correspondence from agent (dated, 10/05/2023) and attached PROPOSED GROUND FLOOR PLAN, Drawing Number: 001-GA-C-015-A , Revision: A; and PROPOSED REAR ELEVATION, Drawing Number: 001-GA-C-016-A, Revision: A

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 Development Plan Document (2012).

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

Reason - To ensure that the appearance of the building is not adversely affected by the materials to be used for the proposed elevational alterations, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester(1995) and policy DM1 and SP1 of the Manchester Core Strategy Development Plan Document (2012).

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 development hereby approved other than those shown on:

- PROPOSED GF & FF PLAN, Drawing Number: 001-PL-P-009-E, Revision: E, received by the city council as the local planning authority on 15 March 2023.
- PROPOSED FRONT ELEVATION, Drawing Number: 001-PL-P-010-D, Revision: D, received by the city council as the local planning authority on 15 March 2023.
- PROPOSED REAR ELEVATION, Drawing Number: 001-PL-P-011-C, Revision: C, received by the city council as the local planning authority on 15 March 2023.
- PROPOSED SIDE ELEVATION, Drawing Number: 001-PL-P-012-E, Revision: E, received by the city council as the local planning authority on 15 March 2023.
- Correspondence from agent (dated, 10/05/2023) and attached PROPOSED GROUND FLOOR PLAN, Drawing Number: 001-GA-C-015-A , Revision: A; and PROPOSED REAR ELEVATION, Drawing Number: 001-GA-C-016-A, Revision: A.

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 of the Manchester Core Strategy Development Plan Document (2012).

5) 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.

6) Wheeled bins shall be stored in the proposed bin store as shown on: Correspondence (dated, 06/04/2023); and PROPOSED SITE & LOCATION PLAN with application sight edged in red, Drawing Number: 001-PL-P-008-C, Revision: C; and PROPOSED GF & FF PLAN, Drawing Number: 001-PL-P-009-E, Revision: E, both received by the city council as the local planning authority on 15 March 2023, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of visual and residential amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, SP1 and DM1 of the Core Strategy (July 2012).

## **Informative**

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email [contact@manchester.gov.uk](mailto:contact@manchester.gov.uk) for advice on how to proceed.

## **Appendix 1 – List of consultees & neighbours notified**

### **Environmental Health**

40 Cringle Road, Manchester, M19 2RN  
1 Milford Drive, Manchester, M19 2SA  
55 Cringle Road, Manchester, M19 2RP  
45 Cringle Road, Manchester, M19 2RP

36 Cringle Road, Manchester, M19 2RN  
53 Cringle Road, Manchester, M19 2RP  
47 Cringle Road, Manchester, M19 2RP  
42 Cringle Road, Manchester, M19 2RN  
38 Cringle Road, Manchester, M19 2RN  
34 Cringle Road, Manchester, M19 2RN

## **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 -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: NORTH AREA