

Planning

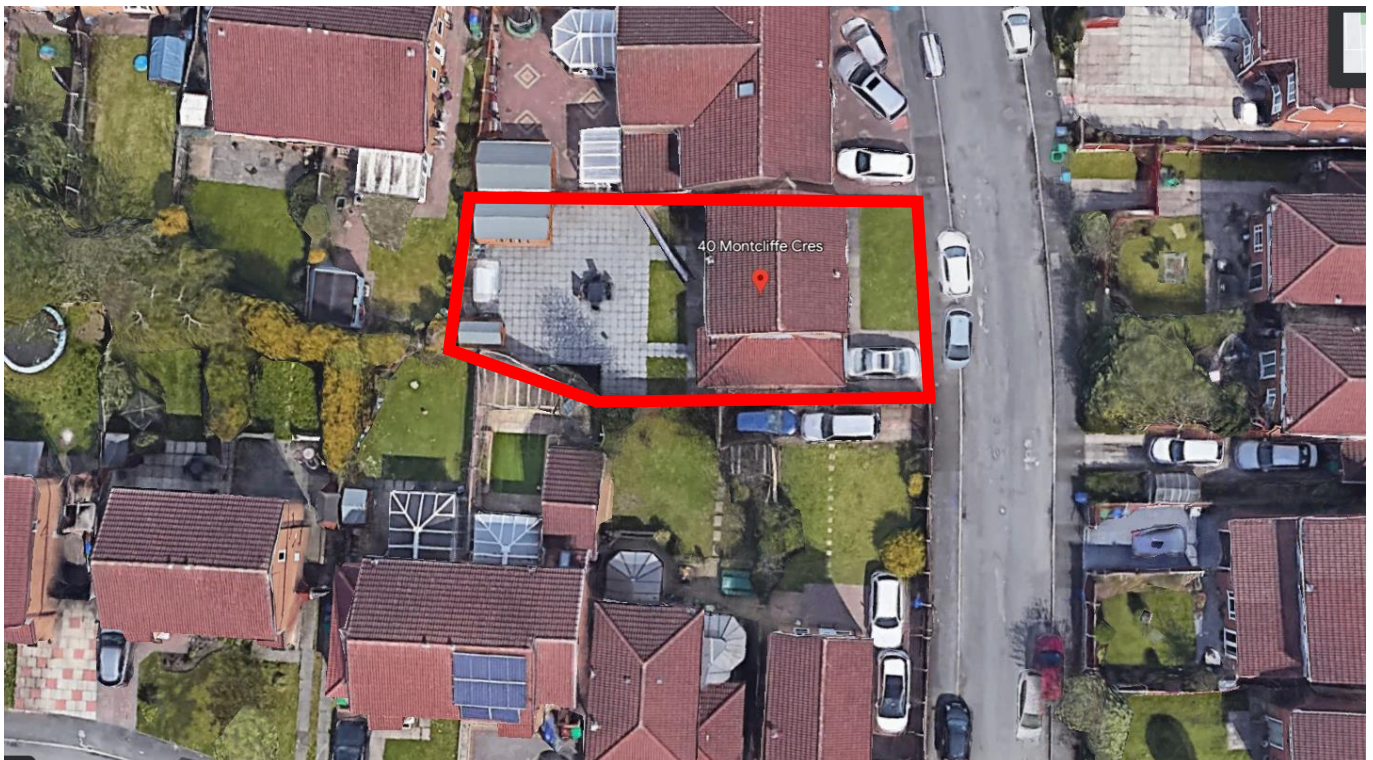
Growth & Development

Delegated officer report for planning application

Application no. 135881/FH/2023
Date registered valid: 3 January 2023
Proposal: Erection of a part single/part 2 storey side extension and a 2 storey rear extension to form additional living accommodation.
Address: 40 Montcliffe Crescent, Manchester, M16 8GR
Ward(s): Whalley Range Ward

Applicant: Ms Robina Younas
Agent (if any):
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27th February 2023



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: Previous site photos utilised
Standard consultations: No consultations have been printed and sent.
Neighbour notifications Printed: 19 January 2023 Expired: 9 February 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

The application relates to a two storey brick built dwellinghouse within a late 1980's estate. The property is detached and features a gable roof of interlocking tiles. In terms of amenity space the site benefits from gardens to the front and rear with driveway to front. The area is residential in character and the property forms part of a modern, open-plan estate built approximately 30 years ago, which has a mix of house types ranging from small semi-detached starter homes, to larger detached dwellings such as bungalows and two-storey houses some of which have been extended.



Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

Montcliffe Crescent is a residential road within a 1980's estate in Whalley Range, between Princess Road and Alexandra Road South. The estate is characterised by two storey detached and semi-detached family dwelling houses, some partially rendered, all with driveways and gardens. The area benefits from its proximity to Alexandra Park and the shops and services within close proximity along Princess Road.

Description of development

The applicant is seeking planning permission for the erection of a part single/part 2 storey side extension and a 2 storey rear extension to form additional living accommodation

Consultations & Notification Responses

Local residents, as per Appendix 1 - one letter of objection has been received in respect of this application, summary of comments as follows:

- Already have a double storey side which is covering more than half of garden, if this extension is approved, view will be blocked
- There will be lot of noise
- Single side and rear extension with no windows is fine

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle of the Proposal

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

Previous planning applications relating to this site as follows:

104614/FH/2014/S1 - Erection of two-storey, side and rear extension, following removal of the existing garage- This application was withdrawn on 15th April 2014

110764/FH/2015/S1 - Erection of a part single/part 2 storey side extension and a 2 storey rear extension to form additional living accommodation. This application was approved on 7th March 2016

124084/FH/2019 - Erection of a first floor side extension and a two storey rear extension to form additional living accommodation. This application was refused on 21st August 2019

125043/FH/2019 – Erection of a part single part two storey side extension and two storey rear extension to provide additional living accommodation. This application was approved on 27th November 2019

Residential Amenity

This proposal is for the erection of a part single part two storey side extension and two storey rear extension to provide additional living accommodation and is identical to previous approval 125043/FH/2019. The applicant has resubmitted the proposal as the previous approved scheme has now expired.

The site comprises of a two storey detached dwelling with driveway with front and rear garden.

Concerns were raised by a resident in relation to an existing extension to a neighbouring property, blocked view and increased noise.

The applicant proposes to extend towards the side boundary with a projection off the side wall of approximately 4.0 metres at ground floor and 2.5 metres approximately at first floor. The extension will wrap around the property projecting off the rear back wall of the house by approximately 3.8 metres into the rear garden. The proposed roof will be gable to match the existing roof of the house.

There are windows proposed to the front, side and rear with double doors x 2 on the rear. There is one window proposed on the ground floor side elevation, however this would be obscurely glazed of which a condition has been added to ensure this. Therefore it is considered that there would be no loss of privacy.



Given the orientation of the property set north of properties along Broadmeadow Avenue, it is not anticipated that the proposed development will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties including loss of privacy, light or overshadowing. It is considered that the introduction of the proposal to the side and rear would provide minimal interruption to the street scene and therefore is considered to be acceptable. In addition and given that the neighbouring property no 38 Montcliffe has additions to the rear, it is not anticipated that the introduction of an extension across the rear of the application site would provide undue harm upon the occupiers of this property.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

In terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting Scale and Massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials by way of brick and tile as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Bins

Bins storage is not affected by the proposal as there is space to the side of the property on the opposite side with a new pathway proposed for the movement of bins from the rear to the front.

Parking

Off road car parking is not affected by this proposal. Space to the front driveway is still available.

Other Matters

Further concerns have been raised in relation to the noise which would be generated as part of building the extension. This would be a matter which would be dealt with by the environmental health team should assistance be required in addressing noise issues.

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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this 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 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:

Stamped received on 3rd January 2023 numbered PL104 Proposed Floor Plans

Stamped received on 3rd January 2023 numbered PL105 Proposed Elevations

Stamped received on 3rd January 2023 numbered PL107 Existing and Proposed Site Plan

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 extension hereby permitted shall match those of the existing building 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) Before first occupation the windows in the side elevation facing no. 15 and 17 Broadmeadow Avenue, shall be obscure 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 - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

6 Field View Walk, Manchester, M16 8GU
3 Field View Walk, Manchester, M16 8GU
15 Broadmeadow Avenue, Manchester, M16 8GS
5 Field View Walk, Manchester, M16 8GU
4 Field View Walk, Manchester, M16 8GU
12 Stoneyfield Close, Manchester, M16 8GT
17 Broadmeadow Avenue, Manchester, M16 8GS
13 Broadmeadow Avenue, Manchester, M16 8GS
11 Broadmeadow Avenue, Manchester, M16 8GS
38 Montcliffe Crescent, Manchester, M16 8GR

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA