

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136194/FH/2023

Date registered valid: 8 February 2023

Proposal: Erection of a single storey rear extension following demolition of outrigger together with elevational alterations that include a new obscurely glazed side window on the ground floor.

Address: 14 Crompton Road, Manchester, M19 2GH

Ward(s): Burnage Ward

Applicant: Mrs Kellie Swanson

Agent (if any): Mr Gareth King Gareth King Architects

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 March 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 February 2023 Expired: 15 March 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 site relates to a two storey semi-detached brick built dwellinghouse with a single storey rear outrigger. The property has a gable end roof that is tiled in either slate or a dark grey roof tile.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature and close to amenities and facilities such as Levenshulme Library, Levenshulme High School for Girls and Cringle Park

Description of development

The applicant seeks planning permission for a single storey rear extension together with insertion of ground floor side window

Consultations & Notification Responses

Publicity – Notification letters were sent to nearby residential properties (see appendix 1 for the list of properties).

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant UDP policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

Planning History

Application: 135291/LP/2022

Description: Erection of single storey rear extension together with insertion of ground floor side window

Decision: Refused 22nd December 2022

The Principle – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The applicant previously applied for a certificate of proposed lawful development for the erection of a single storey rear extension which was refused for the following reason:

Refuse on the basis that the proposed single storey rear extension, as detailed on the submitted drawings 22022-1007-D, 22022-1008-C, 22022-1006-B and 22022-1000-A received by the City Council as Local Planning Authority, on the 26 October 2022, does not constitute permitted development, as it fails to accord with Part 1, Schedule 2, Class A.1(j)(iii) of the Town and Country (General Permitted Development) Order 2015 (as amended), as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse.

Therefore, the applicant has now applied for planning permission for the single storey rear extension and side window.

Matters that will require consideration, in order to assess the acceptability of any proposal are siting, scale and massing, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers.

Siting, Scale and Massing – The applicant seeks to extend the property at the rear by demolishing the existing single storey outrigger (photograph 1). The extension if approved would have a rearward projection of 2.81 metres, same width as the existing dwellinghouse (6.58 metres), an eaves height of 2.79 metres and a lean to roof with a maximum height of 3.66 metres.

There are no concerns with the siting, scale or massing of the extension and it would not result in any overbearing or overshadowing on the neighbouring properties to the detriment of their amenity. The impact on the adjoining dwelling would be mitigated by their existing single storey rear extension which can be seen in photograph 1.

Therefore, the proposal in terms of siting, scale and massing accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.



Photograph 1 Rear Elevation Source: Case Officer Site Photograph

Design and Appearance – The extension has been designed to complement the existing dwellinghouse with materials shown to be matching brick. There are no concerns with the design or appearance, it is recommended that materials are dealt with by means of a planning condition.

The proposal also includes the addition of a side window on the ground floor, as the property does benefit from PD rights it would be possible to install the window without the requirement of a planning application. The window would provide light into a ground floor w.c and is shown to be obscurely glazed. The impact of this window would be no worse than the two existing ground floor side windows which will be removed if the works are approved.

Residential Amenity - If the proposed development is approved there would still be sufficient space for outdoor amenity. The siting, scale and massing of the proposal have been discussed previously in this report and are found not to cause any detrimental impact on residential amenity. The proposal is therefore considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

Car Parking/ Refuse Storage - There will be no impact on existing car parking arrangements or refuse storage.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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

The proposal complies with the development plan and in particular saved policy DC1 of the Manchester Unitary Development Plan and policies SP1 and DM1 of the Core Strategy. It therefore comprises sustainable development and would improve the economic, social and environmental conditions of the area. Officers have worked proactively and positively to issue the decision without delay.

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:

22022-1007-D
22022-1006-B
22022-1008-D

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 be similar in appearance to those used during the construction of the original 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.

Appendix 1 – List of consultees & neighbours notified

16 Crompton Road, Manchester, M19 2GH
15 Crompton Road, Manchester, M19 2QJ
15 Ranford Road, Manchester, M19 2QN
13 Ranford Road, Manchester, M19 2QN
11 Ranford Road, Manchester, M19 2QN
13 Crompton Road, Manchester, M19 2QJ
11 Crompton Road, Manchester, M19 2QJ
12 Crompton Road, Manchester, M19 2GH

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA