

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134216/FH/2022

Date registered valid: 30 June 2022

Proposal: Erection of single storey side extension to form additional living accommodation, installation of access ramp with handrails to rear, and elevational alteration involving gated access along Glencastle Road elevation.

Address: 22 Levenshulme Road, Manchester, M18 7WJ

Ward(s): Gorton & Abbey Hey Ward

Applicant: Ms Nasreen Butt 22 Levenshulme Road, Manchester, M18 7WJ

Agent (if any): Mr Alan Wood MEAP Fulmead Childrens Center, Manchester, M8 9DW

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 July 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 July 2022 Expired: 22 July 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

22 Levenshulme Road is a two storey, bay-fronted, end-of-terrace dwellinghouse within the Gorton and Abbey Hey ward of Manchester. The application site is located along a prominent corner plot position at the junction of Levenshulme Road and Glencastle Road. There is existing boundary treatment along the Glencastle Road elevation, and along rear elevation, which is approximately 1.8 metres high. A gated alleyway runs immediately behind the rear boundary of the application site. There is existing amenity space along the front, side, and in-part along the rear elevation - where there is existing significant built form along the rear and in-part along the side boundary whilst incorporating a gated access along the Glencastle Road elevation - (annotated as "GARAGE / STORAGE") on the submitted information.

There is a record of planning permission having been granted for:

Change of use from shop with flat above to four bedroom dwelling with external alterations and loft conversion - Approved 25.05.2006, (ref: 078981/FO/2006/N2).

Description of development

The submitted plan relates to the proposed erection of single storey side extension to form additional living accommodation.

The initially submitted plan has been slightly revised in the interest of visual amenity, (dated 10/08/2022); sill detail would be incorporated into the proposed window along the front elevation to reflect the design of the existing windows. The submitted information also indicates that the proposed extension benefits the needs of a disabled occupier residing at the property, and the submitted detail would comprise of a ramp access with handrails, including an elevational alteration involving the introduction of a gated access (900mm) along the Glencastle Road elevation. The title description of the proposal has therefore been subsequently amended to reflect these elements.

The proposed single storey side extension would be set-back approximately 85mm from the front building line of the original dwellinghouse and maintain a proposed width of approximately 2000mm. It would project approximately 3670mm along the gable-end side elevation and come forward of the gable of the existing house. The proposed maximum height of the extension would not exceed 3450mm, whilst incorporating a pitched roof design with 1no. window along the front elevation. It is intended to use external facing materials matching the existing house.

With regards to the proposed access ramp with handrails, this element of the proposed development would be sited in front of the existing kitchen back door and maintain a proposed width of approximately 1200mm. It would then project along the rear building line of the original house approximately 3486mm, then wrap-round the corner of the existing house, and project a further 3760mm along the gable elevation. It would be screened behind the existing boundary treatment and would not be prominent along the streetscene.

In terms of the proposed elevational alteration, this would comprise of the introduction of a gated access, approximately (900mm wide) along the Glencastle Road elevation.

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.

POLICIES

The following guidance and policies 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:

- o Chapter 8: Promoting healthy and safe communities.
- o 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:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. The following saved policies are still considered of relevance.

- o Policy DC1 for Residential Extensions.
- o Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

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. It is considered that these design principles have been satisfactorily incorporated into the development.
- ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

The initially submitted plan has been slightly revised in the interest of visual amenity, (dated 10/08/2022); a sill detail would be incorporated into the proposed window design in the front elevation to reflect the existing window design. The submitted information also indicates that the proposed extension is intended to benefit the needs of a disabled occupier residing at the property, and the submitted detail would also include the creation of a ramped access with handrails, including an elevational alteration involving the introduction of a gated access (900mm) to the Glencastle Road frontage. Title description of the proposal has therefore been subsequently amended to reflect these elements.

Principle

The proposal is to facilitate the accessible requirements of an occupier residing at the property. The principle of the proposal is considered acceptable. Notwithstanding this, 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 extension to form additional living accommodation, installation of access ramp with handrails to rear, and elevational alteration involving gated access along Glencastle Road elevation) - In light of the existing context of height of the existing boundary treatment along the Glencastle Road elevation and along rear elevation (approximately 1.8 metres in height), and the inclusion of a cill below the window in the front elevation of the proposed side extension, it is not considered that the proposed development would have a significant adverse impact on residential or visual amenity, nor is it considered that the proposed scale and massing would be visually intrusive in the streetscene. On balance it is considered that the proposal could be accommodated in this location in this instance. Whilst it is acknowledged that the development would be visible in the streetscene, it would be partially screened by the existing boundary treatment, and would benefit the needs of a disabled user residing at the property, and therefore on balance, it is considered that the needs of the occupier would outweigh any visual impacts to the locality, and the proposal is considered acceptable, as there are not overbearing, overshadowing, or loss of privacy impacts, subject to planning conditions.

Impact of works (Design and appearance) - it is not considered that the revised proposal would be unduly harmful to 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 unaffected.

Impact of works (Car parking) - The existing arrangement would be unaffected.

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 policies DC1, DC15 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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, concerns were raised regarding the window design in the proposed extension, and the initially submitted scheme has been amended, and revised plans subsequently submitted, (date 10/08/2022). The local planning authority had no other concerns to raise with the agent but have attached the relevant conditions.

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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 30 June 2022.
- o Location plan with application site edge in red; received by the city council as the local planning authority on 30 June 2022.
- o Design & Access Statement, received by the city council as the local planning authority on 30 June 2022.
- o Supporting Information - Project Details, Drawing No: REF 0011, received by the city council as the local planning authority on 30 June 2022.
- o Existing GROUND FLOOR PLAN, Drawing No: REF 001, received by the city council as the local planning authority on 30 June 2022.
- o Existing FRONT ELEVATION, Drawing No: REF - 002, received by the city council as the local planning authority on 30 June 2022.
- o Existing REAR ELEVATION, Drawing No: REF - 003, received by the city council as the local planning authority on 30 June 2022.
- o Existing SIDE ELEVATION, Drawing No: REF - 004, received by the city council as the local planning authority on 30 June 2022.
- o Proposed REAR ELEVATION, Drawing No: REF - 007, received by the city council as the local planning authority on 30 June 2022.
- o Proposed ROOF & TYPICAL SECTION, Drawing No: REF : 0010, received by the city council as the local planning authority on 30 June 2022.
- o Proposed SIDE ELEVATION, Drawing No: REF : 008, received by the city council as the local planning authority on 30 June 2022.
- o Proposed SIDE (A) & REAR (B) ELEVATIONS RAMP DETAIL, Drawing No: REF : 0009, received by the city council as the local planning authority on 30 June 2022.
- o Proposed GROUND FLOOR PLAN, Drawing No: REF : 005, received by the city council as the local planning authority on 30 June 2022.
- o Proposed FRONT ELEVATION, Drawing No: REF - 006, received by the city council as the local planning authority on 10 Aug 2022.

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 (July 2012).

3) The external facing materials to be used on the development hereby permitted shall match those as stated on the approved plans and submitted documents.

Reason - To ensure that the appearance is not adversely affected by the materials to be used in its construction, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of the Manchester Core Strategy (July 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:

- o Proposed REAR ELEVATION, Drawing No: REF - 007, received by the city council as the local planning authority on 30 June 2022.
- o Proposed ROOF & TYPICAL SECTION, Drawing No: REF : 0010, received by the city council as the local planning authority on 30 June 2022.
- o Proposed SIDE ELEVATION, Drawing No: REF : 008, received by the city council as the local planning authority on 30 June 2022.
- o Proposed SIDE (A) & REAR (B) ELEVATIONS RAMP DETAIL, Drawing No: REF : 0009, received by the city council as the local planning authority on 30 June 2022.
- o Proposed GROUND FLOOR PLAN, Drawing No: REF : 005, received by the city council as the local planning authority on 30 June 2022.
- o Proposed FRONT ELEVATION, Drawing No: REF - 006, received by the city council as the local planning authority on 10 Aug 2022.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (July 2012).

5) 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 outbuildings, sheds or extensions shall be erected without the express consent of the City Council as the Local Planning Authority.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

6) Before first occupation of the development thereby approved, the proposed window long the front elevation and as shown on:

o Proposed GROUND FLOOR PLAN, Drawing No: REF : 005, received by the city council as the local planning authority on 30 June 2022; and Proposed FRONT ELEVATION, Drawing No: REF - 006, received by the city council as the local planning authority on 10 Aug 2022; shall be obscurely 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 - In the interest of privacy and in accordance with policies EN1, SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

23 Levenshulme Road, Manchester, M18 7WJ
21 Levenshulme Road, Manchester, M18 7WJ
19 Levenshulme Road, Manchester, M18 7WJ
Room 2, Belmont, Glencastle Road, Gorton, Manchester, M18 7NE
Room 1, Belmont, Glencastle Road, Gorton, Manchester, M18 7NE
Belmont, Glencastle Road, Gorton, Manchester, M18 7NE
Sacred Heart Presbytery, Levenshulme Road, Manchester, M18 7WJ
17 Levenshulme Road, Manchester, M18 7WJ
20 Levenshulme Road, Manchester, M18 7WJ

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 - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA