

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134983/FH/2022
Date registered valid: 21 September 2022
Proposal: Retention of single storey rear extension
Address: 10 Celia Street, Manchester, M8 5UB
Ward(s): Crumpsall Ward

Applicant: Mr Mohammad Kashif, 10 Celia Street, Manchester, M8 5UB
Agent (if any): M Farooq, Building Design Services, Via Email
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 16.11.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 September 2022

Standard consultations:

Printed: 21 September 2022 Expired: 12 October 2022

Neighbour notifications

Printed: 21 September 2022 Expired: 12 October 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application property relates to a brick built semi-detached property within the Crumpsall ward North Manchester. The property benefits from a small hardstanding area to the front and an existing rear garden that featured ongoing works to the landscaping. Additionally, planning permission is sought for the retention of the existing single storey rear extension that has been constructed but has not been finished in materials. Boundary fencing in the form of timber fencing occupies the eastern boundary and no boundary treatment is present along the rear or western boundary line.

Description of development

The application seeks planning permission for the retention of the single storey rear extension that will accommodate an extended dining room with a side facing elevation window and a rear elevation door. The extension has approx. dimensions of Height 2.7m x Width 3.7m x Depth 4.3m. The extension is sited approx. 0.65m and 0.48m away from the shared boundaries with nos. 8 and 12, respectively.

Planning History

092648/FO/2010/N1 Residential development comprising 111 no. two, three and four bedroom dwellings of two and 3 storeys in height, with associated car parking, new highways and landscaping, gaining access from Celia Street and Waterloo Street. APPROVED 23.11.2010

083555/MO/2007/N1 RESERVED MATTERS APPLICATION for the erection of 149 dwellings comprising of 64 x 2 bed and 4 x 3 bed apartments in 4 x 4 storey blocks, 11 x 3 bed and 44 x 4 bed 3 storey mews houses and 26 x 4 bed detached houses with associated landscaping, parking and boundary treatments. APPROVED 09.11.2007

Consultations & Notification Responses

Highways- Had no objections to the scheme.

Environmental Health: Recommended a gas membrane condition by attached to any approval.

Local residents were notified and two responses were received:

- The external materials should match the existing building and as it stands this is not the case.
- Concerns over the use of the buildings and if they are leased out the additional car parking pressures on the street this will place.
- Can the Council please pay a visit to the extension to inspect and they are not breaching any established conditions.

Comments on objections: A materials condition will be attached to any approval enforcing that the materials match those stated in the application form. It is considered that the rendered finish is adequate and would not be out of character. Additionally, as this is a single family dwelling the conversion of the dwelling to a HMO would require planning permission and an informative of this will be included in any approval decision. A site visit was completed on 30 September to gain a better understanding of the layout of the site.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The **National Planning Policy Framework** sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) The effect of the loss of any on-site car-parking

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed development is a single storey rear extension to a residential dwelling, this is considered acceptable as many people prefer to extend their home rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring's properties' residential amenity.

Residential and Visual Amenity

It is not considered that the single storey rear extension would give rise to any significant residential or visual amenity to the neighbouring properties. As stated above the rear extension would have approx. dimensions of Height 2.7m x Width 3.7m x Depth 4.3m. The extension is sited approx. 0.65m and 0.48m away from the shared boundaries with no. 8 and 12 Celia Street, respectively. It should be noted that the extension is close to both boundaries, however no.12 Celia Street has an existing rear extension and it is not considered the single storey extension would create an overbearing feature close to the boundary line. Further, given the existing boundary treatment along the eastern boundary and the single storey nature of the extension it is not considered that an overdominate feature would be present as a result of the proposal. Additionally, no. 8 Celia Street's rear garden may experience some loss of light and overshadowing during the evening sunlight, this is alleviated into the morning and afternoon and therefore, given the single storey nature and depth of the extension and the existing boundary treatment, it is deemed that overshadowing impacts would be minimal and therefore considered acceptable in this case.

Whilst the rearward projection is longer than referred to in DC1 with an overall length of 4 metres, it is below that which could be implemented as a maximum length under the larger homes extension regulations. Additionally, the proposed development would allow for amenity space to be retained along the rear of the application site.

The proposed fenestration elements are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable to the character of the property. The new fenestration elements are situated along the rear and side elevation overlooking the rear garden. Therefore, it is considered that the proposal is acceptable in design terms and would not have any adverse impact on the character of the property or surrounding area, and would maintain existing privacy levels of neighbouring properties.

The proposal will have an acceptable impact on visual amenity. It is designed to be subservient to the main dwelling and is of a relatively modest scale which does not amount to an overdevelopment when seen in the local context.

The extension will not be visible from the front elevation or local street scene and is designed to form a seamless relationship with the original. It should be noted that given the lack of boundary treatment along the rear, the extension would be visible along to some residents located to the north of the application site within the gated community in Brightside Road. However, the extension will be completed in matching brickwork and tiles to existing property, which are conditioned to match on any approval of the scheme.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The roof profile constitutes a flat roof design that adds a contemporary element to the proposal. The extension's footprint is not considered to create a bulky or disproportionate scale addition to the property. The materials of the extension will match those submitted on the application form. A rendered finish is proposed with the agent confirming it would be completed in RAL 9001 (cream). This is deemed acceptable and will not form a visibly incongruous feature within the streetscene. Although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy DM1, EN1 and SP1 and saved UDP Policy DC1.

Waste Management

The proposed development would not effect the existing bin management strategy.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing occupiers to adapt their homes to meet their residential needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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

Officers have worked with the agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the application

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must not begun not later than the expiration date of three years beginning with the date of 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 documents and drawings:

Document: Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990 stamped as received by City Council as Local Planning Authority on 10.11.2022

Document: Email from agent confirming that rendered finish will be completed to extension dated 20.10.2022

Drawing: Proposed Plans and Elevations ref. 1

Drawing: Location Plan

All stamped as received by the City Council, as Local Planning Authority on 15 September 2022

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) Notwithstanding details submitted, within one month of planning permission hereby being granted, samples and specifications of materials utilised for the render finish of the development shall be submitted and agreed by the City Council as Local Planning Authority. The development shall only be constructed using the approved materials.

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) 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 extension hereby approved other than those shown on the approved drawings Drawing: Proposed Plans and Elevations ref. 1, stamped as received by the City Council, as Local Planning Authority on 15 September 2022

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

- 5) Within 3 months of the date of this permission, measures shall be incorporated into the development in order to alleviate any possibility of landfill gas ingress to the building. Details of the required works shall be submitted to and approved in writing by the City Council as local planning authority prior to being incorporated. The development shall only be completed in accordance with these approved details.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

4 Barsham Close, Manchester, M8 5XN
2 Barsham Close, Manchester, M8 5XN
14 Celia Street, Manchester, M8 5UB
12 Celia Street, Manchester, M8 5UB
8 Celia Street, Manchester, M8 5UB
6 Celia Street, Manchester, M8 5UB
43 Brightside Road, Manchester, M8 5XJ
41 Brightside Road, Manchester, M8 5XJ
39 Brightside Road, Manchester, M8 5XJ
37 Brightside Road, Manchester, M8 5XJ
35 Brightside Road, Manchester, M8 5XJ
19 Celia Street, Manchester, M8 5UB
21 Celia Street, Manchester, M8 5UB
23 Celia Street, Manchester, M8 5UB
25 Celia Street, Manchester, M8 5UB
6 Barsham Close, Manchester, M8 5XN
33 Brightside Road, Manchester, M8 5XJ

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA