

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134432/FH/2022

Date registered valid: 26 July 2022

Proposal: Erection of single storey rear extension to form additional living accommodation

Address: 9 Lingcrest Close, Manchester, M19 2WJ

Ward(s): Levenshulme Ward

Applicant: Mr Choudery Riaz, 9 Lingcrest Close, Manchester, M19 2WJ

Agent (if any): Mr Brian Taylor, Manchester Services for Independent Living - MSIL
Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ

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

Recommendation: Approve

Date of recommendation: 22 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 August 2022

Standard consultations:

Printed: 26 July 2022 Expired: 16 August 2022

Neighbour notifications

Printed: 26 July 2022 Expired: 16 August 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

The application relates to a modern semi-detached dwellinghouse located on Lingcrest Close, which is a cul-de-sac within a residential area in the Levenshulme ward of Manchester. The application property benefits from amenity space to the front, side and rear elevations, including a front driveway. The existing depth of rear garden is approximately 12.1 metres. At the time of the planning officer's site visit, it was noted that the application dwellinghouse has not been extended or are there any existing outbuilding structures. In contrast, the immediate neighbouring properties no.11 Lingcrest Close has previously been extended with a single storey side extension, a canopy and porch to the front facade and a part two, part single storey rear extension - (rearward projection, approximately 4.3 metres); no. 7 Lingcrest Close has a large outbuilding (approximately 6 metres deep, retaining a separation distance of approximately 3.6 metres from the rear building line of the existing house) sited in its rear garden and along the common boundary with the application property. Properties within Lingcrest Close are constructed of brick with white cladding between ground and first floor and grey tile roofing. The application property is oriented east west with the front of the property facing west.

Description of development

Consent is sought for a single storey rear extension to form additional living accommodation.

The submitted information indicates that the proposed extension benefits the needs of a disabled occupier residing at the property. The proposed rear extension is intended to serve as a bedroom/bathroom extension with ante chamber to separate access from the kitchen and to outside. The proposal would also comprise of 2no. access ramps with handrails.

Following negotiations, the initially submitted plan has been slightly revised, and revised plans subsequently submitted, (dated, 03/10/2022). The initially proposed rearward projection has been pulled in, to 7000mm.

The revised single storey rear extension would measure approximately, 7000mm length x 4100 width x 3682mm height. It would stepped-away a minimum of approximately 274mm from the common shared boundary with no. 11 Lingcrest Close, leaving a small gap, and retain a separation distance of approximately 3079mm from the common shared boundary with no. 7 Lingcrest Close. It would incorporate a pitched roof, 1no. window along the rear elevation, including a door and 1no. window along the side elevation facing the common shared boundary with no. 7 Lingcrest Close. In terms of external facing materials, it is intended to use materials matching the existing house.

With regards to the proposed 2no. access ramps with handrails; the front access ramp will be placed centrally in front of the existing front door, and it would measure approximately, 2207mm length x 1200mm width x 983mm height. The proposed access ramp along the side elevation - (would be sited in-part along the rear building line of the original dwellinghouse and the parallel with the side elevation of the proposed single storey rear extension) and would measure approximately 3598mm length x 1200 width x 1154mm height. It would retain a separation distance of approximately 1932mm from the common shared boundary with no. 7 Lingcrest Close. The handrails to the 2no. access ramps will be finished in a black powder coated colouration.

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

Recommend the following informative for this 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 for advice on how to proceed.

POLICY

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:

- 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.

- 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. The following saved policies are still considered of relevance.

- Policy DC1 for Residential Extensions.
- 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, and revised plans subsequently submitted, (dated, 03/10/2022).

Principle

The proposal is to facilitate the accessible requirements of an occupier residing at the property and therefore 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 (single storey rear extension and combined 2no. access ramps with handrails) - In light of the pre-existing context along the front and rear elevations, combined with the existing extensions and outbuilding within the rear gardens of the immediate neighbouring houses, and the resultant context along the side boundaries, and due to the fact that the proposed extension and combined 2no. access ramps with handrails would be stepped away and/or retain a significant separation distance from the common shared boundaries, 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 along the streetscene would be significantly intrusive given the separation distance from the highway. Furthermore, although the revised proposed maximum rearward projection of the single storey rear extension at approximately 7000mm is (3350mm) in excess of the guidance set out in saved policy DC1 regarding rearward extensions, and (1000mm) in excess of the guidance set out for a larger homes extension application, a sizable depth of rear garden would still be retained, and a significant separation distance would be maintained from those properties immediately behind the rear common boundary fence; and as the development benefits the needs of a disabled user residing at the property, on balance, the proposal is considered acceptable and could be accommodated in this location, in this instance, as there are not overbearing, overshadowing, or loss of privacy impacts, subject to planning conditions.

Design and appearance - It is not considered that the proposed development would unduly harm the character of the building or the general area. It is also intended to use materials matching the existing house, although a materials condition has been attached to ensure that the materials are adhered to.

Waste management - The existing arrangement would be unaffected.

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 policy DC1 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, the initially submitted plan has been slightly revised, and revised plans subsequently submitted, (dated, 03/10/2022). The initially proposed rearward projection has been pulled in, to 7000mm. 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 20 July 2022.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority 20 July 2022.
- Existing Layout Plan, received by the City Council as the Local Planning Authority 20 July 2022.
- Existing Elevations, received by the City Council as the Local Planning Authority 20 July 2022.
- Supporting Information - Specification Notes, received by the City Council as the Local Planning Authority 20 July 2022.
- Design & Access Statement, received by the City Council as the Local Planning Authority 20 July 2022.
- Proposed Floor Plan - (For Access Ramps), received by the City Council as the Local Planning Authority 20 July 2022.
- Revised Proposed Floor Plan, received by the City Council as the Local Planning Authority 03 October 2022.
- Revised Proposed Elevations, received by the City Council as the Local Planning Authority 03 October 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) The external facing materials to be used on the development hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: 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 development hereby approved other than those shown on:

- Proposed Floor Plan - (For Access Ramps), received by the City Council as the Local Planning Authority 20 July 2022.
- Revised Proposed Floor Plan, received by the City Council as the Local Planning Authority 03 October 2022.
- Revised Proposed Elevations, received by the City Council as the Local Planning Authority 03 October 2022.

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

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

- Revised Proposed Floor Plan, and Revised Proposed Elevations, both received by the City Council as the Local Planning Authority 03 October 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.

6) 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.

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 for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

4 Lingcrest Close, Manchester, M19 2WJ
11 Lingcrest Close, Manchester, M19 2WJ
8 Redrose Crescent, Manchester, M19 2WT
8 Lingcrest Close, Manchester, M19 2WJ
2 Lingcrest Close, Manchester, M19 2WJ
10 Redrose Crescent, Manchester, M19 2WT
13 Lingcrest Close, Manchester, M19 2WJ
7 Lingcrest Close, Manchester, M19 2WJ
6 Lingcrest Close, Manchester, M19 2WJ
12 Redrose Crescent, Manchester, M19 2WT

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 -
Area Team Boundary - Name: NORTH AREA