

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134082/FH/2022

Date registered valid: 28 June 2022

Proposal: Erection of part single, part two storey side and rear extension, demolition of an existing rear garage and the construction of a new outbuilding

Address: 28 Crompton Road, Manchester, M19 2GH

Ward(s): Burnage Ward

Applicant: Mr David Sweeney 28 Crompton Road, Manchester, M19 2GH

Agent (if any): Mr Ian Grainger Blu Room Architecture 5 Uplands Road, Darlington, DL3 7SZ

Case officer: Katie Raw
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Recommendation: Refuse

Date of recommendation: 8 September 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 July 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 July 2022 Expired: 1 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: No

Tree Preservation Order: No

Description of area

The application site relates to 28 Crompton Road within the ward of Burnage in south Manchester. It is a two storey, semi-detached, red brick property with green render to the first floor and an existing front porch. The property benefits from an attached garage to the side of the property and amenity space to the front of the property consists of a pebbled driveway. Further amenity space is sited to the rear of the property and consists of an area of paved hardstanding, a grassed garden, as well as a garage, an existing rear outrigger and an existing rear extension.

Description of development

The submitted application seeks planning permission for the erection of part single, part two storey side and rear extension, demolition of an existing rear garage and the construction of a new outbuilding. The existing kitchen outrigger and single storey rear extension would be removed as a result of the proposal. The proposal would create a garage at ground floor level and a bedroom, en-suite and an additional bedroom at first floor level.

The part single storey side extension would have approximate dimensions of Height: 3.5 x Length: 7.3 x Width: 2.3 metres and the part two storey side extension would have approximate

dimensions of Height: 7.8 x Length: 6.5 x Width: 2.3 metres. The first floor level would be set back by approximately 0.75 metres.

The part single storey rear extension would have approximate dimensions of Length: 3.5 x Width: 8.9 and the part two storey rear extension would have approximate dimensions of Height: 7 x Length: 3.5 x Width: 6 metres.

The side and rear extension would involve the insertion of a garage door and window within the front elevation and a window within the side elevation. Within the rear elevation, the proposal would involve the insertion of a door, a further sliding door and two windows.

The outbuilding would create an office and en-suite and would be located to the north west of the site, against the boundary with no.30 Crompton Road and no.237 Ranford Road. The height of the outbuilding is unknown but would have an approximate length of 7.9 x width: 3.6 metres. The outbuilding would involve the insertion of a window and a door within the side elevation and a window within the front elevation.

Materials to be used for the scheme would match the host property and include brick/render, tiles, uPVC windows and doors.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services

and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. 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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

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

- a. rearward extensions greater than 3.65m (12 ft) 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;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods,

encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted application seeks planning permission for the erection of part single, part two storey side and rear extension, demolition of an existing rear garage and the construction of a new outbuilding. The principle of development is not acceptable, as the benefits to the applicant do not outweigh the potential harm in relation to visual/residential amenity and design and appearance.

The following amendments were requested following the site visit:

- A 2m set back at first floor level of the side extension.
- A reduction in the height of the two storey side extension.
- Following concerns of the impact of the first floor rear extension along the boundary, the agent was requested to remove part of the first floor rear bedroom.
- Elevational drawings of the outbuilding were requested.

The agent was unable to amend the drawings accordingly and as such, the originally submitted drawings have been assessed within this report.

Visual/Residential Amenity

Side extension:

The side extension would be sited where the current attached garage is positioned and as such, would be sited against the boundary with no.30 Crompton Road. Although the insertion of one glazed window within the side elevation would be obscure glazed and would minimise overlooking or privacy implications, the lack of subserviency in the design would create an overdominant feature along the shared boundary and for those properties opposite the host property.

Rear extension:

With regards to the neighbouring property no.26 Crompton Road, they would experience an additional 3.5 metres along the shared boundary at ground floor level and a further 3.5 metre rearward projection at first floor level, although the first floor would be set in by 3 metres from the shared boundary. As the first floor level would be set in from the neighbour, the impact to the neighbour is thought to be minimised. Due to the positioning of windows within the rear extension, this neighbour should not experience any overlooking or privacy implications. Due to the orientation of the properties within the streetscene, the neighbour would not experience any loss of light or overshadowing implications.

With regards to the impact to the other immediate neighbour no.30 Crompton Road, the agent was asked to remove the first floor rear extension (bedroom) which was sited against the

shared boundary with no.30 Crompton Road. Amended drawings were not received. As such, although no overlooking or privacy implications would occur, as the proposal is two storey, some loss of light or overshadowing implications could arise. The main concern for this neighbour was the overbearing feature placed against the boundary, especially as the two storey side extension would run against the boundary and then join with the two storey rear extension, creating an overbearing blank elevation.

Construction of outbuilding:

The agent was asked to produce an elevational drawing of the outbuilding but no drawings were received. As such, the height of the outbuilding was unknown, however floor plans indicate the outbuilding would be single storey. The positioning of the door and the two windows would not give rise to any overlooking or privacy implications given it looks into the applicant's rear amenity space and high boundary treatment exists between the applicant's property and the neighbouring property no.26 Crompton Road. Without having the height of the outbuilding, it is difficult to confidently assess the impact in terms of creating an overbearing feature for the neighbouring properties. The agent did confirm, however, on 12 July 2022 via email that the outbuilding would be used for purposes incidental to the dwellinghouse.

Design and Appearance

Side extension:

The design of the side extension is not considered to be acceptable, given it does not comply with Policy DC1.4 of the UDP. The submitted plans show a set back at first floor level of 0.75 metres. DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure subservience to the original dwellinghouse is achieved, it is acknowledged that a 1.53 metre gap to the boundary cannot be provided without severely compromising the internal space of the extension, as the proposal would be sited against the shared boundary with no. 30 Crompton Road, hence the 2 metre set back request. Amended drawings were not received. As such, this aspect of the proposal is not acceptable and would be to the detriment of no.30 Crompton Road and could create a terracing effect within the streetscene of Crompton Road.

Rear extension:

Despite the rearward projection for the proposal being below 3.65 metres in length (as prescribed within DC1.3 of the UDP), the plans were not amended to remove the section of the bedroom sited against the shared boundary line with no.30 Crompton Road. Therefore, the extension would be considered to be bulky and would create a dominating effect along the boundary with this neighbour and so would not be compliant with Policy DC1.2 of the UDP.

Construction of outbuilding:

Whilst the erection of a similar outbuilding could be achieved through the route of Permitted Development, the height of the structure is unknown. As such, it is difficult to confidently say whether the outbuilding would comply with Policy DC1 of the UDP.

Whilst the materials used would be acceptable as they would match the host property and other properties within the streetscene, the design, scale and appearance of the proposal is considered inappropriate and does not accord with Core Strategy Policies DM1 and EN1 and in general the design is considered unacceptable.

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: Refuse

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations.

Officers have worked with the applicant in a proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance the requested amendments were not received.

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

- 1) The cumulative impact of the part single, part two storey side and rear extension would be detrimental to the visual amenity and character of the area. In particular it would create a visually intrusive feature in the street scene by reason of its location, design and massing and would create an overbearing impact for no.30 Crompton Road, which is out of character with, and fails to contribute positively to, the local area. The proposal would therefore have an unduly harmful impact on visual and residential amenity, which is contrary to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

30 Crompton Road, Manchester, M19 2GH
26 Crompton Road, Manchester, M19 2GH
29 Ranford Road, Manchester, M19 2QN
27 Crompton Road, Manchester, M19 2QJ
25 Crompton Road, Manchester, M19 2QJ
23 Crompton Road, Manchester, M19 2QJ
27 Ranford Road, Manchester, M19 2QN
25 Ranford Road, Manchester, M19 2QN
29 Crompton Road, Manchester, M19 2QJ

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