

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134183/FH/2022

Date registered valid: 27 June 2022

Proposal: Erection of first floor rear extension to form additional living accommodation

Address: 108 Kearsley Road, Manchester, M8 4GJ

Ward(s): Crumpsall Ward

Applicant: Miss Tabia Tariq 108 Kearsley Road, Manchester, M8 4GJ

Agent (if any): Mr Raja Riaz 15 Laurel Mount, Heckmondwike, WF16 9EF

Case officer: Adam Mitchell
Tel: 0161 234 4165
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Recommendation: APPROVE

Date of recommendation: 18.08.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 June 2022 Expired: 21 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to a 2 storey brick built semi-detached property within a residential area of the Crumpsall Ward of Manchester. The property benefits from an existing front porch, hard landscaping to the front and rear and a medium sized grassed area and yard to the rear. Additionally, there is an existing single storey rear extension however there is no record of planning permission getting obtained for this structure. Boundary treatment in the form of timber fencing occupy the rear and shared boundaries.

The remainder of the area is residential in nature with houses of similar style and design.

Description of development

The application seeks consent for a single storey first floor rear extension to form additional living accommodation. The extension would accommodate an additional bedroom (3) including one single rear elevation window. The extension would become flush with the rear building line of the ground floor rear extension and would have approx. dimensions of Height 4m /(at the eaves) 2.8m x Width 4.6m x Depth 3.2m. Additionally the extension would be set-down from the original roof ridge by 0.8metres. The extension would run alongside the shared boundary with 110 Kearsley Road.

Consultations & Notification Responses

Local residents were notified however none responded.

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 first floor rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes 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 properties' residential amenity.

Residential Amenity

As stated above the extension would have approx. dimensions of Height 4m /(at the eaves) 2.8m x Width 4.6m x Depth 3.2m. Additionally, the extension would have a set-in dimension of 0.2 metres from the shared boundary with 110 Kearsley Road. It is considered given the existing two storey rear extension sited at 110 Kearsley Road, and the rearward projection of this proposal which will match the neighbouring's rear elevation that overbearing, and overshadowing impacts would be negligible.

The proposal will become flush with the ground floor's rear elevation and given the existing two storey rear extension sited on the adjoining property, it is not considered that the proposal would add an overbearing feature along the shared boundary with no.110 Kearsley Road.

The 2 metre distance between the proposal and the southern boundary will be retained and therefore it is considered that this extension will not create an overbearing feature along the shared boundary with no. 106 Kearsley Road.

The proposed development would allow for amenity space to be retained along the front, side and rear of the application site, with the off-street car parking to be maintained.

There are no windows proposed in the side elevations and as such there is no detrimental impact relating to overlooking or loss of privacy to neighbouring properties. The one proposed window is situated along the rear elevation overlooking the applicants own garden. A condition would be attached to any consent granted to restrict the installation of any additional fenestration elements. Due to the above stated reasons the proposal is considered acceptable and in accordance with saved UDP policy DC1 and Core Strategy DM1 and SP1.

Visual Amenity

The drop in ridge height of the roof assists in making the extension subservient to the existing property. The use of similar materials to the original dwelling in assimilating the extension to the existing property and the wider street scene. Given the extension would not be visible from the streetscene and the set back of the property from the street it is not considered to give rise to unacceptable impacts on the visual amenity or character of the area or the streetscene, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP Policy DC1.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1, and SP1 and saved UDP policy DC1.

Height, Scale and Massing

The height of the proposed extensions appropriately relates to the height parameters of the existing building. It is considered that the proposed extension has been designed to take account of the design and siting of the neighbouring properties. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

It is therefore considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, in regard to proposed developments making positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Waste Management

There is sufficient land to the rear and side of the property to store the bins without causing any additional residential amenity.

Car Parking

The existing off-street car parking arrangement would not be affected by the proposed extension.

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 be 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:

Drawing: Location Plan

Drawing: Floor Plan

Drawing: Elevations

Stamped as received by the City Council as Local Planning Authority on 27 June 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing 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.

- 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: Floor Plan

Drawing: Elevations

Stamped as received by the City Council as Local Planning Authority on 27 June 2022

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

Appendix 1 – List of consultees & neighbours notified

106 Kearsley Road, Manchester, M8 4GJ
Flat 4, 79 Cleveland Road, Manchester, M8 4GT
Flat 1, 79 Cleveland Road, Manchester, M8 4GT
75 Cleveland Road, Manchester, M8 4GT
Flat 8, 79 Cleveland Road, Manchester, M8 4GT
Flat 5, 79 Cleveland Road, Manchester, M8 4GT
79 Cleveland Road, Manchester, M8 6GT
Flat 3, 79 Cleveland Road, Manchester, M8 4GT
Flat 2, 79 Cleveland Road, Manchester, M8 4GT
Flat 7, 79 Cleveland Road, Manchester, M8 4GT
Flat 6, 79 Cleveland Road, Manchester, M8 4GT
110 Kearsley Road, Manchester, M8 4GJ

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
Area Team Boundary - Name: NORTH AREA