

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134095/FO/2022

Date registered valid: 2 August 2022

Proposal: Erection of a single storey rear extension and elevational alterations to the front of the building

Address: Seventh Day Adventist Church, 11 - 13 Humphrey Street, Manchester, M8 9JS

Ward(s): Crumpsall Ward

Applicant: Leroy Taylor, Manchester North, Seventh Day Adventist Church 11 - 13 Humphrey Street, Manchester, M8 9JS

Agent (if any): Mr Leroy Taylor, Manchester North, SDA, 11-13 Humphrey Street, Manchester, M8 9JS

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 26.09.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 05 September 2022

Standard consultations:

Printed: 5 August 2022 Expired: 26 August 2022

Neighbour notifications

Printed: 5 August 2022 Expired: 26 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a brick built detached property within the Crumpsall Ward of North Manchester. The property is situated in a large triangular plot along a prominent position on Humphrey Street. The property benefits from hard landscaping utilised as off street car parking to the front and an encompassing grassed area around the property on the other three sides. Mesh fencing occupy the rear and shared boundary treatment.

Surrounding area is residential in nature with terraced properties occupying the northern boundary. Additionally, commercial premises are located to the west of the application site along Crescent Road and include Cheetham Hill Jobcentre.

Description of development

The application seeks planning permission for the erection of a single storey rear extension and elevational alterations to the front of the building. The single storey rear extension accommodates a kitchen and storage area including three north facing windows and one east facing rear door. The extension would have approx. dimensions of Height 5m/(at the eaves) 2.7m x Width 11.9m X Depth 4.1m. The extension would be sited approx. 6.4metres away from the northern boundary and 3m metres away from the western boundary.

Consultations & Notification Responses

Local residents were notified however none responded.

Environmental Health had no objections to the proposal and have recommended the following conditions: Noise, External Plant and Construction Hours

Greater Manchester Police had no objections to the proposal and have recommended that the external fenestration elements must be certified to Secure by Design standards, illuminance levels around entrances and CCTV is present all around the development.

Highways had no objections to the proposal.

Policy

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

- National Planning Policy Framework (NPPF)
- DM1, SP1, EN19 of the Manchester Core Strategy
- The City Councils Guide to Development in Manchester

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.

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.

The following specific adopted Supplementary Planning Documents (SPDs) are considered to be particularly relevant to the proposed development:

The City Councils Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance Adopted April 2007. The guide aims to support and enhance the ongoing shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

Issues

Residential and Visual Amenity

In relation to visual amenity Core Strategy Policy DM1 and EN1 and Chapters 8 and 12 of the NPPF set out the general guideline regarding neighbouring occupier's amenity and the quality of elevational design and its contribution to the building environment and relationship to the character of the surrounding area, which in this case predominantly comprises red-brick two storey dwellings. In the context of the site the proposal would be set back from the streetscene and the proposed extension would be obscured by the existing Church from Humphrey Street. When taking into account the siting, length, scale and appearance of the proposal, the proposed single storey rear extension with a hipped roof is not considered to have a significantly negative visual impact on the streetscene.

The proposed extension would have a rearward projection of 4.1metres and is therefore sited approx. 6.4metres and 3.1metres away from the northern and western boundary, respectively. The proposed extension is sited behind the existing mesh fencing boundary treatment and given the position of the neighbouring properties and the high level non opening windows of the proposed fenestration elements, it is not considered to be any significant impacts in terms of overlooking or overshadowing due to the limited additional rear projection and the retention of the gap to the shared boundaries.

Height, Scale and Massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed single storey rear extension have tied in with the existing building. It is considered that the proposed extension responds well to the dimensions,

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, and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Car Parking

The existing off street car parking situated at the front of the property would be retained and the proposal would not affect the current car parking arrangement.

Security

Following Greater Manchester Police's recommendations a security condition will be attached to any approval to maintain levels of security for the existing development.

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 the 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 ref. 01-4102

Drawing: Floor Plans ref. 4004

Drawing: Elevations ref. 01-4101

Stamped as received by the City Council as Local Planning Authority on 20 June 2022

Drawing: Site Plan ref. 01-4102 REV1

Stamped as received by the City Council as Local Planning Authority on 02 August 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 Plans ref. 4004

Drawing: Elevations ref. 01-4101

Stamped as received by the City Council as Local Planning Authority on 20 June 2022

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

- 5) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to operation of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

- 6) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in re-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy.

- 7) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason- To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase, pursuant to policies SP1 and DM1 of the Core Strategy.

- 8) Prior to the use of the single storey rear extension details of the measures to be incorporated into the development to demonstrate security measure shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

46 Crescent Road, Manchester, M8 9JU
62 Crescent Road, Manchester, M8 9NT
50 Crescent Road, Manchester, M8 9JU
48 Crescent Road, Manchester, M8 9JU
52 Crescent Road, Manchester, M8 9JU
23 Humphrey Street, Manchester, M8 9JS
21 Humphrey Street, Manchester, M8 9JS
19 Humphrey Street, Manchester, M8 9JS
17 Humphrey Street, Manchester, M8 9JS
44 Humphrey Street, Manchester, M8 9JR
36 Humphrey Street, Manchester, M8 9JR
34 Humphrey Street, Manchester, M8 9JR
26 Humphrey Street, Manchester, M8 9JR
25 Balliol Street, Manchester, M8 0WS
32 Humphrey Street, Manchester, M8 9JR
30 Humphrey Street, Manchester, M8 9JR
Worldwide Foods, Crescent Road, Manchester, M8 9JX
24 Humphrey Street, Manchester, M8 9JR
Jobcentre, 36 Crescent Road, Manchester, M8 9DQ
60 Crescent Road, Manchester, M8 9NT
54 Crescent Road, Manchester, M8 9JU
15 Humphrey Street, Manchester, M8 9JS
46 Humphrey Street, Manchester, M8 9JR
42 Humphrey Street, Manchester, M8 9JR
40 Humphrey Street, Manchester, M8 9JR
38 Humphrey Street, Manchester, M8 9JR
28 Humphrey Street, Manchester, M8 9JR
22 Humphrey Street, Manchester, M8 9JR
27 Balliol Street, Manchester, M8 0WS
20 Humphrey Street, Manchester, M8 9JR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA