

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134981/FH/2022

Date registered valid: 20 September 2022

Proposal: Erection of a single storey side extension to form garage

Address: 3 Eyam Road, Manchester, M8 5EP

Ward(s): Crumpsall Ward

Applicant: Mr Mohinder Pal Singh, 3 Eyam Road, Manchester, M8 5EP

Agent (if any): M Farooq, Building Design Services, 6 Stock Close, Rochdale, OL12 6BB

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **8 November 2022**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29 September 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 September 2022

Expired: 18 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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 3 Eyam Road within the north Manchester ward of Crumpsall. The property relates to a semi-detached, red brick, two storey new-build dwellinghouse with a staggered primary building line. The property has been built as part of the approved development on the Land At Charminster Drive (planning ref: 107259/FO/2014/N1). Amenity space to the front of the property consists of stepped access to reach the front door and a small section of soft landscaping, amenity space to the side of the property consists of a tandem style driveway which leads to further amenity space to the rear. At the time of the site visit, a timber fence allowed access to the rear, where a grassed garden and patio were located.

The site is bounded by a residential development to the south, the Pennine Acute Hospitals NHS Trust site to the north and east, and Crumpsall Park to the west.

Description of development

The submitted application seeks planning permission for the erection of a single storey side extension to form garage. The existing small outbuilding sited at the site would be removed. The proposal would be sited against the shared boundary with no.5 Eyam Road and would be located on the existing tandem style driveway, set back approximately 11.2 metres from the

site's primary boundary line. The garage would have approximate dimensions of Height: 2.2 (to the eaves)/ 3.7 (to the highest point) x Length: 5.3 x Width: 3 metres. The proposal would involve the insertion of a garage door within the front elevation, a window within the rear elevation and a door within the side elevation, providing access into the rear amenity space. The fence seen during the site visit would be removed as a result of the development. Materials to be used would match the host property, apart from the garage door to be inserted within the front elevation.

Planning history

134982/LP/2022- Enlargement of dwellinghouse with rear dormer and front rooflight.
Approved 27 October 2022.

107259/FO/2014/N1- Land At Charminster Drive, Crumpsall- Erection of 23 no. two storey dwelling houses (Use Class C3) with associated car parking, landscaping, boundary treatment and other works.
Approved 30 April 2015.

This permission was subject to conditions including the following:

17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages or extensions; shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy DM1 and SP1 of the Manchester Core Strategy (2012).

098807/OO/2012/N1- Former Anglian Crown Site, Charminster Drive, Crumpsall- OUTLINE APPLICATION for access, layout and scale for proposed residential development comprising erection of 22 no. semi-detached 2 and 3 storey houses with associated garages.
Approved 29 May 2013.

Further historic planning permission 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).

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 development application is for the erection of a single storey side extension to form garage. This is considered acceptable in principle as many people prefer to provide additional garage/storage space rather than move, 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential/Visual Amenity

The garage would be set back from the primary boundary line of the site by 11.2 metres and would be sited against the shared boundary with no.5 Eyam Road. Due to the different building lines of no.3 and no.5 Eyam Road, the neighbour would feel the entire length of the proposal (5.3 metres) against their shared boundary. However, given the proposal is single storey, would not extend the entirety of the shared boundary and no.5 Eyam Road appears to have an outbuilding in a similar location, the proposal is not thought to create an overbearing impact. Although no.5 Eyam Road would experience some loss of light or overshadowing due to the orientation of the properties, this is not considered to be significant, due to the neighbour's siting of the outbuilding. No privacy/ overlooking implications would occur for this neighbour as no windows are to be inserted within the side elevation facing the shared boundary. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

A window would be inserted in the rear elevation of the proposal. However due to the distance (approx. 5.3 metres) between the proposal and the rear building line sited against the property with Magna Drive, no privacy or overlooking implications would occur.

The proposal would be sited approximately 5.4 metres from the shared boundary with no.1 Eyam Road and due to the siting of the garage, the neighbour would only see approximately 1.6 metres of additional built form. As such, the proposal would create minimal impact for no.1 Eyam Road. The door to be inserted within the side elevation of the proposal would allow the resident to access the rear amenity space without needing to go through the property. This is considered appropriate and would not produce any adverse amenity implications. No loss of light or overshadowing would occur for this neighbour.

The insertion of a garage style door within the front elevation would be in keeping with similar garages in the immediate area and would provide the applicant additional amenity space for storage.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

All the materials for the proposal would match the host property, except the garage door. The materials are therefore considered appropriate as they would be sympathetic to the existing dwellinghouse and a materials condition to that effect would be attached to any consent granted.

The proposal is considered appropriate in its form; is typical of other extensions within the wider area and would not create an overbearing feature within the streetscene. As such, the proposal is considered pursuant to Policy DC1 of the UDP.

It is noted that a similar single storey side extension could have been obtained through the route of Permitted Development, had this property not had its PD rights removed (see condition 17: 107259/FO/2014/N1).

As such, the design and appearance of the extension is considered acceptable.

Car parking

Two off street car parking spaces are provided. As a result of the proposal, one parking space may be lost. However, the provision of one off street parking space and the additional space of a garage is considered acceptable.

Bin storage

As a result of the proposal, bins could not be moved externally from the rear amenity space to the front of the property for collection. The agent via email on 3 October 2022 confirmed the bins would come out of the garage from the rear amenity space. As such, the bins would be stored within a discrete location and would not create an unsightly feature within the streetscene.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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

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. In this instance officers have worked with the applicant in a positive and proactive manner and have requested further information in relation to the scheme.

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, stamped as received by the City Council as Local Planning Authority on 15 September 2022.
- Drawing- Proposed- Plans & Elevations, numbered A1944/2, stamped as received by the City Council as Local Planning Authority on 3 October 2022.
- Drawing- Location Plan, 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 Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations

of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form, specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

7 Eyam Road, Manchester, M8 5EP
1 Magna Drive, Manchester, M8 5EQ
2 Magna Drive, Manchester, M8 5EQ
5 Eyam Road, Manchester, M8 5EP
1 Eyam Road, Manchester, M8 5EP
54 Peakdale Avenue, Manchester, M8 5QB
44 Peakdale Avenue, Manchester, M8 5QB
52 Peakdale Avenue, Manchester, M8 5QB
46 Peakdale Avenue, Manchester, M8 5QB

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