

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132925/FH/2022

Date registered valid: 24 February 2022

Proposal: Erection of a part single, part two storey rear extension with rear dormer extension over to form additional living accommodation

Address: 24 Meldon Road, Manchester, M13 0TT

Ward(s): Rusholme Ward

Applicant: Mr Rasheda Akhtar 24 Meldon Road, Manchester, M13 0TT

Agent (if any): Mr Mohamed Ahmed M1 Architecture Ltd 7 Margate Avenue, Manchester, M40 2TW

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05.04.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 February 2022 Expired: 21 March 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



Photograph 1 Application site as viewed from Meldon Road. Source: Case Officer Photograph

The application site relates to a two storey brick built mid-terraced property with a concrete tiled roof. The property benefits from a large rear garden and the front garden has been converted into car parking that would allow at least 4 vehicles to park off road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area surrounding the site is a mixture of two storey semi-detached and terraced houses built as a planned interwar residential estate. The area contains both a large public park and educational establishments such as Manchester Grammar School, MEA Central and Birchfield Primary School.

Description of development

The applicant is seeking planning permission to erect a part single, part two storey rear extension with rear dormer extension over to form additional living accommodation

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Issues

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being

made to the permitted scheme (for example through changes to approved details such as the materials used).

Planning History Summary – There have been no previous applications at this site.

The Principle – The applicant originally sought to extend the property with a part single, part two storey rear extension with rear dormer extension over, together with single storey front extension and dormer to front roof to form additional living accommodation. However following concerns raised by officers regarding the impact on the character of the property and the lack of subservience and bulky appearance within the street scene, the applicant has revised the application to a part single, part two storey rear extension with rear dormer extension over to form additional living accommodation.

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

Further consideration will be given as to whether the proposal has any impact on surrounding visual amenity in particular the effect upon the amenity of neighbouring occupiers.

Residential and Visual Amenity – Taking into consideration the position, design and scale of the proposed extension and its relationship with neighbouring properties, it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

Permission was granted in 2015 at the adjoining property no.22 Meldon Road (application reference: 107957/FH/2015/S1) for a two-storey rear extension, and canopy and porch to front, the rear has been completed as shown in photograph 2. There was also an application approved at the same property for single storey front extension and hip to gable roof extension (application reference:125972/FH/2020).

Whilst there may be some differences in the design these difference do not warrant the refusal of the application as the scale and massing would be similar to the rear extension built next door (no.22) as any impact would largely be mitigated by the extensions.

The materials will match those of the dwellinghouse and provide an increase in the living accommodation for the occupier of the property.



Photograph 2 22 Meldon Road and extension. Source: Case Officer Photograph

On balance, due to the position, design and size of the proposed extension it is considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

Bin storage – The drawings show a gap to the shared boundary ginnel that will allow access and therefore the storage of bins at the rear of the property.

Parking – The property should still be able to accommodate at least three to four vehicle parked off road.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application and these concerns have been addressed in amended drawings. Appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

Drawing 01,02,03,04 and 05 received by the City Council as Local Planning Authority, on the 28.06.2022

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.

Appendix 1 – List of consultees & neighbours notified

12 Whitburn Avenue, Manchester, M13 0UR
26 Meldon Road, Manchester, M13 0TT
22 Meldon Road, Manchester, M13 0TT
16 Whitburn Avenue, Manchester, M13 0UR
14 Whitburn Avenue, Manchester, M13 0UR
25 Meldon Road, Manchester, M13 0TT
23 Meldon Road, Manchester, M13 0TT
21 Meldon Road, Manchester, M13 0TT

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
Area Team Boundary - Name: SOUTH