

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 133417/FH/2022

**Date registered valid:** 4 April 2022

**Proposal:** Two storey rear extension, Roof dormer extension to front and rear elevations, garage demolished

**Address:** 15 Carlton Range, Manchester, M18 7LS

**Ward(s):** Gorton & Abbey Hey Ward

  

**Applicant:** Mr Liam Grehan 15 Carlton Range, Manchester, M18 7LS

**Agent (if any):** Mr V Alyas Architek 916 Stockport Road, Manchester, M19 3AB

**Case officer:** Carl Glennon  
Tel: 0161 234 4530  
Email: [carl.glennon@manchester.gov.uk](mailto:carl.glennon@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 16<sup>th</sup> June 2022

### **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 24 May 2022

**Standard consultations:**

No consultations have been printed and sent.

**Neighbour notifications**

Printed: 25 April 2022      Expired: 16 May 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**

This planning application relates to a 2-storey end of terrace house in a residential area. The property is set back by a shallow front garden enclosed by a low wall. The side gable elevation is positioned at the back of footpath to Columbia Avenue. The principal elevation is comprised of red brickwork with cream render above. The front roof plane incorporates a flat roof dormer extension.

The returning elevation to Columbia Avenue is formed in brickwork along with the rear elevation. To the rear is a yard is formed using matching brick work with two access doors (one relating to an outbuilding) providing access to Columbia Avenue, The rear yard is separated from neighbouring properties by a gated alleyway. The rear elevation incorporates a small flat roof bay. A pitched roof extension is formed to the rear of the adjoining No 13. A pitched roof single storey extension spans the boundary with No 13. The existing house has four bedrooms.



Fig. 1 – Views of 15 Grange Range

### **Description of development**

The proposed development would involve the erection of a two storey extension with a rearward projection of 3 metres. It would span across the rear elevation, but be offset from the shared boundary with No 13. The roof would comprise the formation of a pair of hipped pitched roofs with a central valley and ridge line heights of 7 metres. The related eaves would be set slightly below the existing and have a width of 6.28 metres. A flat roof rear dormer extension would be formed with a width of 6 metres and offset from the original outside eaves line. Within the principal (front) roof plane, the existing dormer extension would be replaced by a new centrally positioned flat roof dormer, which would be set back from the eaves and ridge lines. The roof to the extension and external elevations of the new dormer extension would comprise matching grey tiles. The elevation to the the extension would comprise of matching brickwork. The elevation would be punctuated by a bathroom window with two pairs of the patio doors within the rear elevation. The development would be facilitated by the partial demolition of the single storey extension (spanning the boundary) and the detached outbuilding. An additional window to an existing bedroom would be formed in the side elevation relating to the southern elevation of the original house, together with an upper floor bedroom window and a window to the proposed diningroom in the southern elevation of the proposed extension. The development would lead to the formation of a 6-bedroom house with a new ground floor dining room.

## **Consultations & Notification Responses**

Local residents – One email of objection has been received, which states:

- i. The development would facilitate the conversion of the property into a house in multiple occupation, which would be harmful to the amenities of the area and generate additional traffic and demand for off street car parking;
- ii. The development would undermine the uniformity of house styles, including the design of roof extensions, in the locality to the detriment of residential amenity. The development may set a precedent for development that may undermine the character of the area.
- iii. There is concern that views from enlarged roof extension windows may be harmful to neighbouring residents' privacy.

No further comments have been received in regard to the neighbour notification in connection with the revised plans.

## **Issues**

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally-prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Furthermore, the statutory status of the development plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- i. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion (paragraph 92). The development would incorporate the reinstatement of the boundary wall to improve security, In other respects the development would not significantly affect the existing circumstances with regard to site security. Satisfactory relationships between new and proposed windows would be maintained. Chapter 8 would thereby be accorded with.
- ii. Chapter 12: Achieving well-designed places - States that 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 (paragraph 126). Paragraph 130 further states that planning decisions should ensure that developments:
  - a) Will function well and add to the overall quality of the area over the lifetime of the development;
  - b) Are visually attractive as a result of good architecture, layout and landscaping;
  - c) Are sympathetic to local character and history, including the surrounding built environment.

The proposed development has been suitably informed by the characteristics of the existing property and its context. The use of matching materials would secure a cohesive relationship to the existing house, including its roof composition. The development would and thereby accord with chapter 12.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application the following aspects of the PPG have been appropriately responded to:

- i. Consultation and pre-decision matters;
- ii. Health and well-being.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following aspects of the Core Strategy are considered to be relevant:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice
- ii. The development should make a positive contribution to neighbourhoods of choice including:
  - a. Creating well designed places that enhance or create character.
  - b. Making a positive contribution to the health, safety and wellbeing of residents
  - c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
  - d. Protect and enhance the built and natural environment.
  - e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would relate appropriately to the housing in the area without unduly harming existing levels of residential amenity. It would thereby accord with policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment.

In this case, it is considered that the quality of the proposed design would respond appropriately to the existing built form and achieve a cohesive design response that relates appropriately to the character and proportions of the host building. The development would thereby accords with policy EN1.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to consideration of the submitted details relating to the applicant's proposals for the provision of a waste management plan to demonstrate how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;

- ii. How the sustainable waste management needs of the end user will be met.

The existing waste storage arrangements, within the rear yard, would be retained and unaffected by the development. The development would thereby continue to comply with policy EN19.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy;
- iii. Adequacy of internal accommodation and external amenity space;
- iv. Refuse storage and collection;
- v. Vehicular access and car parking.

It is considered that the development would be appropriately related to its context in terms of design, height, scale, massing and potential impact on residential amenity. The development would also be appropriately related to in the character of the original house through its proportions and composition in matching. Compliance would thereby accord with policy DM1.

Unitary Development Plan - The following saved policies are considered to be relevant:

#### Policy DC1 - Residential Extensions

Policy 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 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 street-scene;
- e. The effect of the loss of any on-site car parking.

Policy 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 the original buildings);
- b. They do not create an 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 streetscene by virtue of design, use of materials or constructional 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.

Policy DC1.3 - Sets out the circumstances whereby, notwithstanding the generality of the above policies, the Council will not normally approve planning permission for residential extensions. This includes rearward extensions greater than 3.65m (12 ft) in length and 2-storey extensions which occupy the full width of the house.

It is considered that the height, scale and proportions of the extension would be acceptable and would allow the adaptation of the property to meet changing household needs. The extension would occupy the full width of the house, but would be limited to 3.0m in depth. Any impacts to adjoining residents would be limited to the residents of No 13 as the property is located at the

end of the terrace. The impact on No 13 would be further mitigated by the retained extension and position of its bathroom windows adjacent to the boundary. On balance, the development would be appropriately related to policy DC1.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes.

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. In this case, sufficient information was provided with the planning application and further negotiation was not required.

Principle – Notwithstanding the comments of the objector, the applicant has not indicated an intention to convert the property to a Class C4 HMO. The development has therefore been assessed on the basis of continued Class C3 occupation. Furthermore, the development would reflect works related to meet the applicant's needs as a resident of the property. On balance, it is considered that the proposed additions would be appropriately related to the existing house and its context. The principle of the development is therefore considered to be acceptable.

Use - A condition has been included to ensure that the property continues to be occupied as a Class C3 dwellinghouse.

Roof extensions – Notwithstanding their reference within the description of development, following an assessment of the proposals it is apparent that the roof extensions would have a combined permitted volume of 29.46 cu metres (and meet permitted development requirements apart from the front extension forming part of the principal plane of the roof). The use of matching materials would be secured through the condition set out below.

Height, scale and massing - The proposed roof extensions would be appropriately related to the ridge line of the existing roof. To facilitate the formation of the rear roof extension, the 2-storey extension would be set slightly below the original eaves line. This arrangement would facilitate the formation of a pair of shallow hipped pitched roofs. On balance, it is considered that this approach would be acceptable as it would ensure the subservience of rear extension to the original house. It would also reduce the impact of additional beyond the highest point above the retained extension to No 13. The formation of space above and within the altered roofscape would relieve the composite massing of the extension to be formed at the rear of the property.

Siting - The rearward projection of the 2-storey extension is considered to be proportionate when related to the position of the existing house within the street and the configuration of the windows to the retained extension to No 13, i.e., an obscurely glazed bathroom window positioned adjacent to the shared boundary. These circumstances would reduce potential harm to neighbouring residents. A distance of 16.6 metres would be maintained between proposed bathroom window in the first of the rear wall of the extension and windows in the eastern elevation of 16 Claremont Range. A satisfactory relationship would thereby be maintained between the respective properties and the siting of the development is thereby considered to be acceptable.

Design - The development would have a simple elevational form that would be appropriately articulated through the inclusion of satisfactorily positioned windows and use of matching brick

and roof tiles (related to the development by condition). The design of the development has been satisfactorily informed by and related to the existing house and is considered to be acceptable.

Residential amenity – As stated appropriate distances would be maintained between proposed and existing habitable room windows, The inserted first floor window within the existing side elevation and proposed two windows in the side gable of the proposed extension would face towards garages located on the southern side of Columbia Avenue. This arrangement would reflect existing circumstances and would not harm residential amenity. The overall configuration of the roofscape, including the roof plane to the 2-storey extension presented to Columbia Avenue, would secure a satisfactorily related to the streetscene.

Waste management - The existing arrangements would be maintained in an enlarged yard following the demolition of the garage. The retained access to the rear garden does not facilitate the storage of bins outside the front garden.

Removal of garage – A condition has been included to ensure that the garage is demolished and the boundary wall reinstated before the extension is brought into use. This approach is necessary to secure the provision of amenity space.

Land conditions - Historic land conditions would be addressed through an included condition agreed with the applicant.

Conclusion - The proposed development would be meet the requirements of Council policy and be appropriately related to the existing housing in the surrounding context.

### **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 polices 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. In this case, sufficient information was provided with the planning application and further negotiation was not required.

## **Condition(s) to be attached to decision for approval**

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 stamped as received by the City Council as local planning authority on 6 June 2022:

Householder planning application forms,  
Location and site plan with a red edge Ref: A101 Rev P2  
Existing floor plans Ref: A102 Rev P1  
Existing elevations Ref: A103 Rev P1  
Proposed floor plans Ref: A104 Rev P2  
Proposed elevations Ref: A105 Rev P2

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 for the City of Manchester.

3) The materials to be used in the construction of the extension hereby approved, including bricks and roof tiles, together with the method of coursing and pointing, shall match the existing dwellinghouse, in terms of colour, texture and appearance.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) 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 shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawing referenced: Proposed floor plans Ref: A104 Rev P2 and Proposed elevations Ref: A105 Rev P2.

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

6) Before first occupation the bathroom windows in the northern elevation as shown on drawing ref: Proposed floor plans Ref: A104 Rev P2 and Proposed elevations Ref: A105 Rev P2 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) Before the commencement of above ground works relating to the construction of the authorised extension, the demolition of the existing garage shall be fully completed and the related door to the southern (Columbia Street) boundary removed and the relate opening enclosed to the wall and reinstated using matching materials. The related ground level surfacing shall be appropriately reinstatement to facilitate its use as a garden and amenity area prior to the authorised two storey extension being brought into use and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to secure appropriate car parking provision pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester.

#### **Appendix 1 – List of consultees & neighbours notified**

17 Charlton Range, Manchester, M18 7LS  
18 Claremont Range, Manchester, M18 7LT  
16 Claremont Range, Manchester, M18 7LT  
18 Carlton Range, Manchester, M18 7LS  
16 Carlton Range, Manchester, M18 7LS  
Flat 6, 13 Carlton Range, Manchester, M18 7LS  
Flat 5, 13 Carlton Range, Manchester, M18 7LS  
Flat 4, 13 Carlton Range, Manchester, M18 7LS  
Flat 3, 13 Carlton Range, Manchester, M18 7LS  
Flat 2, 13 Carlton Range, Manchester, M18 7LS  
Flat 1, 13 Carlton Range, Manchester, M18 7LS  
13 Carlton Range, Manchester, M18 7LS  
14 Claremont Range, Manchester, M18 7LT  
22 Carlton Range, Manchester, M18 7LS  
20 Carlton Range, Manchester, M18 7LS

#### **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 - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Area Team Boundary - Name: NORTH2