

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133703/FH/2022

Date registered valid: 6 May 2022

Proposal: Proposed erection of a single storey side extension and attic conversion with rear dormer

Address: 19 Bank Road, Manchester, M8 4QE

Ward(s): Crumpsall Ward

Applicant: Mr Altaf Hussain, 19 Bank Road, Manchester, M8 4QE

Agent (if any): Mr Fahad Patel, 45 Woodvale Avenue, Bolton, BL3 3HF

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

Recommendation: Approve

Date of recommendation: 23.06.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 May 2022 Expired: 7 June 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 relates to a semi-detached two storey brick built dwellinghouse in the Crumpsall area of North Manchester. The property benefits from hard landscaping to the front, an existing side shed which appears not to be brick built and an elevated rear garden. Shared boundary treatment in the form of masonry wall to the front and timber fencing along the shared and rear boundaries.

Description of development

The application seeks consent for the erection of a single storey side extension and rear dormer following the demolition of the existing side outrigger, to form additional living accommodation. The side extension accommodates a bathroom to the front and an extended kitchen towards the rear including one front elevation window and one rear elevation door. The side extension would have approx. dimensions of Height 3.7m/(at the eaves) 2.9m x Width 1.7 x Depth 7.1m. Additionally, the extension be sited approx. 0.1 metres away from the shared boundary with 21 Bank Road.

The proposed rear dormer will be sited along the original roof and would have approx. dimensions of Height 2m x Width 6.6m x Depth 3.2m. Additionally the dormer would be set in from the eaves by 0.28 metres and set along the original roof ridge height. The proposal would create an attic room, including two rear elevation windows.

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:

DC1.2 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

The proposed development is a single storey side extension and rear dormer to a residential dwelling, this is considered acceptable 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's properties' residential amenity.

Residential Amenity

It is not considered that the proposed single storey side extension would give rise to any significant residential or visual amenity to the neighbouring properties. As stated above the side extension would have approx. dimensions of width 1.7 metres, depth of 7.1 metres and be sited 0.1 metres away from the shared boundary with 21 Bank Road. The extension will be flush with the original rear elevation. It should be noted that the extension is very close to the shared boundary however given there is an existing side outrigger with comparable footprint it is deemed the extension will not create an overdominant feature on the boundary. Given the single storey nature of this extension and the existing boundary treatment in-between the two properties, it is not considered in this instance that overbearing and overshadowing impacts would be significant. No windows would be inserted along the side elevation and as such would not give rise to any overlooking or privacy implications.

The rear dormer is not considered to impact upon the light or outlook of surrounding occupiers due to the nature of works within the roof. The proposed rear elevation windows are to be set back from the eaves and therefore would not afford greater views over neighbouring rear gardens than the existing first floor windows.

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

The proposed fenestration elements are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable to the character of the property. The new fenestration elements are situated along the front and rear elevation overlooking the driveway and rear garden. It should be noted given the occupation of the ground floor bathroom that the front elevation window will be obscuring glazed and a condition will be attached to any approval. Therefore, it is considered that the proposal is acceptable in design terms and would not have any adverse impact on the character of the property or surrounding area, and would maintain existing privacy levels of neighbouring properties.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The roof profile constitutes a hipped roof and the extension's footprint is not considered to create a bulky or disproportionate scale addition to the property. The materials of the extension will 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 DM1, EN1 and SP1 and saved UDP policy DC1.

Waste Management

The proposed development would not affect the existing bin management strategy.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing occupiers to adapt their homes to meet their residential needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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 based on seeking solutions to problems arising in relation to dealing with the planning applicant. No significant problems have arisen during the consideration of this 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 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- Plans & Elevations, stamped as received by the City Council as Local Planning Authority on 27 May 2022

Document- Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990 (as amended) stamped as received by the City Council, as Local Planning Authority on 06 May 2022.

Drawing- The Location Plan stamped as received by the City Council, as Local Planning Authority on 06 May 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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

- 4) Notwithstanding the provisions of the Town and Country Planning Act (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- Plans & Elevations, stamped as received by the City Council as Local Planning Authority on 27 May 2022

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

- 5) The ground floor front elevation window shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent and shall remain so in perpetuity.

Reason- To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking and in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester

Appendix 1 – List of consultees & neighbours notified

1 Clifdale Drive, Manchester, M8 4QF
7 Ansleigh Avenue, Manchester, M8 5SU
6 Ansleigh Avenue, Manchester, M8 5SU
17 Bank Road, Manchester, M8 4QE
21 Bank Road, Manchester, M8 4QE

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