

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133640/FH/2022

Date registered valid: 30 May 2022

Proposal: Erection of single storey rear extension to form additional living accommodation

Address: 6 Beech Range, Manchester, M19 2EU

Ward(s): Burnage Ward

Applicant: Mr Lee Black 6 Beech Range, Levenshulme, Manchester, M19 2EU

Agent (if any): Mr Mark Guy 77 Shepherd Cross Street, Bolton, BL1 3BX

Case officer: Harriet Aidoo
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Recommendation: Approve

Date of recommendation: 24 July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29 June 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 June 2022 Expired: 29 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

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

This application relates to a mid-terrace dwellinghouse located within an area of mixed uses, on the fringes of Levenshulme District Centre. Beech Range is a relatively short, no-through road, characterised by blocks of 4 short rows of terraced properties with rear outriggers. The application property benefits from amenity space along the front and rear elevations; there is a stepped access into the rear garden. An open alleyway runs immediately behind the rear boundary wall with gated access along this elevation, including a separation distance of approximately 23.8 metres from those properties along the rear elevation, along Ross Avenue. The existing rear outrigger retains a separation distance of approximately 1.3 metres from the common shared boundary with no. 4 Beech Range. The existing depth of rear garden is approximately 6.4 metres.

Description of development

Consent is sought for a single storey rear extension to form additional living accommodation.

The proposal would involve in-filling the void space between the existing outrigger and the common shared boundary with no. 4 Beech Range.

The proposed single storey rear extension would stepped away minimum 150mm from the common shared boundary with no. 4 Beech Range, leaving a small gap. It would then project approximately 3505mm along this boundary x 1260mm width x maximum height 4357mm, incorporating a flat roof design. The proposed extension would not project beyond the rear building line of the existing outrigger and would serve as an extended kitchen. In terms of external facing materials, it is intended to use materials matching the existing house and as annotated on the submitted information.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 (Residential Extensions) is considered relevant.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.
- ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Principle

The principle of the proposal to create additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey rear extension) - In light of the existing context with an alleyway immediately behind the rear boundary wall, including a separation distance of approximately 23.8 metres from those properties along the rear elevation, along Ross Avenue, and due to the fact that the extension would be single storey, and the proposed rearward projection at approximately 3505mm would be in line with the guidance set out in policy DC1 for rearward extensions, the proposed development is considered to be acceptable in terms of impacts in regard to residential amenity. In addition, it is considered that the proposed extension would be seen as subservient to the original dwellinghouse. It is however recommended that a condition should be attached restricting any windows/door openings in the interest of residential amenity.

It is acknowledged that the scheme has the potential to lead to a reduction in light to the ground floor window in the rear elevation of no.4 Beech Range in the middle of the day. However, given the proposed infill extension would be single storey in height and would not project beyond the depth of the existing overhang, it is considered that any reduction in light would not be so significant as to warrant refusal of permission.

Design and appearance - It is not considered that the proposed development would unduly harm the character of the building or the general area. Additionally, the property is not within a

designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset. It is also intended to use materials matching the existing house and as annotated on the submitted information, although it is recommended that a materials condition is attached to ensure that the materials are adhered to.

Waste management - The existing arrangement would be unaffected.

Car parking - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is not considered that the proposal would be unduly overbearing, nor would it present privacy and overlooking concerns which would adversely impact upon residential or visual amenity, and therefore, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 local Planning Authority in its decision has had due regard to the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material

considerations and has approved the application for the reasons outlined in this delegated report. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority 29 April 2022.
- Existing Plans and Elevations, and Block Plan, DRAWING NO. LB / PL / 01, received by the City Council as the Local Planning Authority 29 April 2022.
- Proposed Plans and Elevations, and Block Plan, DRAWING NO. LB / PL / 02, received by the City Council as the Local Planning Authority 29 April 2022.
- Proposed Side Elevations, DRAWING NO. LB / PL / 03, received by the City Council as the Local Planning Authority 30 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 external facing materials to be used on the development hereby permitted shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: 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 development hereby approved other than those shown on:

- Proposed Plans and Elevations, and Block Plan, DRAWING NO. LB / PL / 02, received by the City Council as the Local Planning Authority 29 April 2022.

- Proposed Side Elevations, DRAWING NO. LB / PL / 03, received by the City Council as the Local Planning Authority 30 May 2022.

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

Appendix 1 – List of consultees & neighbours notified

8 Beech Range, Manchester, M19 2EU
4 Beech Range, Manchester, M19 2EU
10 Beech Range, Manchester, M19 2EU
1 Ross Avenue, Manchester, M19 2HW
Flat 2, 2 Beech Range, Manchester, M19 2EU
LITTLE SPORTS COACHING LTD, Unit C, Ross Avenue, Manchester, M19 2HW
Unit A, Ross Avenue, Manchester, M19 2FU
Unit B, Ross Avenue, Manchester, M19 2FU
Unit D, Ross Avenue, Manchester, M19 2FU
Flat 1, 2 Beech Range, Manchester, M19 2EU
3 Ross Avenue, Manchester, M19 2HW
Flat 3, 2 Beech Range, Manchester, M19 2EU
12 Beech Range, Manchester, M19 2EU
5 Ross Avenue, Manchester, M19 2HW

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH