

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133901/FH/2022

Date registered valid: 26 May 2022

Proposal: Erection of a single storey side and rear extension, first floor rear extension and second floor rear infill extension following the removal of the existing balcony to form additional living accommodation

Address: 9 Copeland Close, Manchester, M8 4HW

Ward(s): Crumpsall Ward

Applicant: Chody, 9 Copeland Close, Manchester, M8 4HW

Agent (if any): Mr Sam Golding, Gold Sketch Studios Ltd, 55A Bury Old Road, M25 0FG

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

Recommendation: Approve

Date of recommendation: 21.07.2022

Application details

Type of application: Full Householder Application

Development type: Householder

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to a semi-detached property relating to a recent development of 20 x two and three storey dwellinghouses on site of the former Mamlock House.

The host development occupied by the Jewish Housing Association consists of clusters of two and three storey properties within blocks of semi-detached and terraces of 3 properties and presents a staggered roof line.

The application property relates to the southern perimeter of the estates and the elevated rear boundary backs onto Bury Old Road. As is the case for all properties within the development, the property incorporates a long sloping roof facing and a single storey outrigger to the rear.

The immediate area is predominantly residential in character, comprising a variety of residential property types of differing architectural styles. The site is situated close to the main north/south arterial route of Bury Old Road at the junction with Middleton Road. Cheetham Hill district centre is situated a short distance to the south. Immediately to the northern boundary of the application site begins the Crumpsall Lane Conservation area typically, characterised by larger period properties along tree lined roads.

The site is also close to the administrative boundaries with Salford and Bury Council to the south west and north-west respectively.

Description of development

The applicant seeks planning permission for the erection of a single storey side and rear extension, first floor rear extension and second floor infill rear extension to form additional living accommodation. The proposed single storey side and rear accommodates a playroom and open plan kitchen area including 2 rear elevation windows, one set of sliding French Doors along the rear elevation and 2 large rooflights situated along the side extension. The proposed side extension would have approx. dimensions of Height 3.3m x Width 3.6m x Depth 7.3m. The extension would be sited approx. 0.08m away from the shared boundary with no. 8 Copeland Close. The single storey rear extension would have approx. dimensions of Height 3.3m x Width 3.7 x Depth 5.2m and Rear Projection of 2m. The extension would be sited approx. 0.08m away from the shared boundary with no. 9 Copeland Close.

The proposed first floor rear extension will be a reconfiguration of bedroom 4 removing the existing balcony and including one rear elevation window with approx. dimensions of Height 2.5m x Width 3.5m x Depth 3.2m. The second floor infill extension will allow the creation of bedroom 6 removing the existing balcony. The proposed extension will become flush with the existing rear elevation including one rear elevation window and will have approx. dimensions of Height 2.5m x Width 2.5m x Depth 4.3m .

Consultations & Notification Responses

Local residents were notified however none responded.

Cadent Gas had no objections to the proposal.

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.

Issues

Principle

The proposed development is a single storey side and rear extension, first floor rear extension and second floor infill rear extension to a residential dwelling, this is considered acceptable as many people prefer to extend their home 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

Ground Floor Single Storey Side and Rear Extension

It is not considered that the proposed single storey side and rear 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 Height 3.3m x Width 3.6m x Depth 7.3m. The extension would run alongside the western boundary. It should be noted that the extension is very close to the shared boundary with no. 8 Copeland Close however given the fact the rearward projection of this extension is only 1 metre, the existing boundary treatment and the staggered nature of the building line along Copeland Close, it is deemed the proposal would not create an overdominant or overbearing feature on the boundary. No windows would be inserted along the western elevation and as such would not give rise to any overlooking or privacy implications. No. 8 Copeland Close may experience some additional overshadowing during the morning sunlight however given the small scale nature of the rearward projection this is deemed minimal.

As viewed from the street, the side extension would be setback from the principal elevation by 5 metres and with an approx. width of 3.6 metres, it is deemed the extension would not produce an overpowering or incongruous feature within the street scene.

As mentioned above the single storey rear extension would have approx. dimensions of Height 3.3m x Width 3.7 x Depth 5.2m and Rear Projection of 2m. The extension would run alongside the opposite boundary to the side extension and therefore will be very close to no.10 Copeland Close, however similarly given the small scale nature of the rearward projection and the existing boundary treatment it is deemed the proposal would not create an overdominant or overbearing feature along the boundary. No windows will be inserted into the western elevation and as such no privacy implications will be present. No. 10 Copeland Close may experience some additional shadowing during the evening sunlight however this is deemed marginal given the small scale nature of the development.

First and Second Storey Rear Extensions

The application property is one of 4 semi-detached properties, with a staggered roofline and front and rear boundary lines. The adjoining semi property (no. 10 Copeland Close) is set further forward to the highway and projects less from the back wall of the host property. It is considered due to the recessing of the upper floors of the proposed extension away from no. 10, there is unlikely to be significant harm to the amenity of the occupiers of No.10 in terms of over-dominance, or loss of privacy in respect to the first floor and second floor rear extensions. The erection of bedroom 4 along the first floor is unlikely to be significantly harmful given the distance to the shared boundary (3 metres), and would only have a minimal impact upon overshadowing no.10 rear garden during the evening sunlight due to the eastern orientation. It is therefore considered that whilst there will be some impact, the impact is not so severe to form a barrier to the development proposed.

Furthermore, due to the relationship between the two properties and lack of any facing windows on no.10, it is not believed that there would be harmful impact. With reference to the upper floor elements, the proposed extension includes a pitched roof to mirror the roof design of the host estate, which will serve to reduce any over-dominance.

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

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 of the ground floor extensions consist of a flat roof and the first and second floor extension's mirror the existing roof design, the extensions'

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 this date of permission.

Reason- Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The drawings hereby approved shall be carried out in accordance with the following drawings and documents:

Document- Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990 (as amended)

Drawing- Location Plan ref 001

Drawing- Site Plan ref 004

Drawing-Floor Plans/ Elevations ref 003

All stamped as received by the City Council, as the Local planning Authority on 26 May 2022

Reason- 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-Floor Plans/ Elevations ref 003

Stamped as received by the City Council, as the Local planning Authority on 26 May 2022

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

Informatives

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

15 Copeland Close, Manchester, M8 4HW
14 Copeland Close, Manchester, M8 4HW
13 Copeland Close, Manchester, M8 4HW
12 Copeland Close, Manchester, M8 4HW
11 Copeland Close, Manchester, M8 4HW
10 Copeland Close, Manchester, M8 4HW
8 Copeland Close, Manchester, M8 4HW
7 Copeland Close, Manchester, M8 4HW
Artane Residential Care Home, First Floor Flat, 1 Middleton Road, Manchester, M8 5DT
Artane Residential Care Home, Ground Floor Flat, 1 Middleton Road, Manchester, M8 5DT
Artane Medical Centre, 1 Middleton Road, Manchester, M8 5DT

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