

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133699/FH/2022

Date registered valid: 6 May 2022

Proposal: Erection of first floor rear extension to provide additional living accommodation

Address: 47 Clyde Road, Manchester, M20 2JJ

Ward(s): Didsbury West Ward

Applicant: James Donnison 47 Clyde Road, Manchester, M20 2JJ

Agent (if any): Mr Ryan Forber Plans 2 Extend The Print Centre, Johnson Street, Atherton, M46 0RB

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
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Recommendation: Approve

Date of recommendation: 7 July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 May 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 May 2022 Expired: 7 June 2022

Site notice

Posted: Expired:

Press advert

Published: 24 May 2022 Expired: 14 June 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: No

47 Clyde Road is large semi-detached dwellinghouse situated within the Albert Park Conservation Area. There are gardens to the front and rear, along with a hardsurfaced area to the front that can accommodate several cars.

The Proposal.

Erection of first floor rear extension to provide additional living accommodation.

Site History

129935/FH/2021 Erection of part single, part two storey rear extension and associated external alterations to provide additional living accommodation. Approved.

120808/FH/2018 Erection of a three storey rear extension with Juliet balconies and enlargement of rear decking. Approved.

112471/TCA/2016/S2 Works to trees in rear garden - proposed repollarding of Lombardy poplars (T1,T3) at 4.5-5m, pruning of a sycamore incorporating a crown reduction by 30%, T2 lombardy poplar - fell decay present in stem and T5 sycamore – fell. Approved.

096944/FH/2011/S2 Erection of single storey lean-to extension to increase the size of the kitchen, alterations to windows at first floor level, installation of 2.4 metre fence at side of property and raising part of side boundary wall to a total of 2.6 metres high. Approved.

052730/CC/SOUTH2/97- CONSERVATION AREA CONSENT Demolition of freestanding. Approved.

Negotiations

Concerns were raised regarding three proposed windows which were landscape in orientation with no mullion detail, unlike the existing windows on the building. Modern bi fold doors have been previously approved along with a more modern extension including more contemporary windows. However, in this instance the proposed modest extension over the existing outrigger including contemporary windows was considered to be unacceptable and a revised portrait style with a mullion has been provided as part of an amended scheme.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

Issues

NPPF

Section 72 of the Listed Building Act - Provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. 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.

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

National Planning Policy Framework - Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

Chapter 16: Conserving and enhancing the historic environment - Paragraphs 189 through 208 relate to Conserving and Enhancing the Historic Environment.

Paragraph 189 states these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 190 refers to the desirability of sustaining and enhancing the significance of heritage

assets and putting them to viable uses consistent with their conservation.

Paragraph 190 and 191 says that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 says that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

It is acknowledged within the NPPF which is set out above, that when development needs to take place within areas of special control such as conservation areas, it needs to be ensured that the development makes positive contribution to conserve heritage assets and in turn can make a positive contribution to sustainable communities including their economic vitality. The impact of the development to extend a dwelling house has been considered with due regards to Paragraphs 197 and 199 to 204. Paragraph 197 refers to the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. In this case, it is considered that the development suitably reflects the composition of the existing house to thereby maintain its relationship to the surrounding conservation area. It is therefore considered that the proposed extension would allow the occupier to extend their home without causing significant harm to the character of the dwelling house or the conservation area.

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 and landscape setting.

The proposed development has been appropriately related to the existing house and neighbouring housing. It is not considered that the development would impact upon neighbouring houses due to their juxtaposition and arrangement of space between them. It is considered that the quality of design has been appropriately related to the existing house and conservation area to 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. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the NPPG:

- i. Consultation and pre-decision- Good quality design is considered to be an integral

part of sustainable development; iii. Health and well-being.

ii.

In this case, appropriate neighbour and statutory consultation had been undertaken. The design is satisfactorily related to the original house. The proposed extension would not unduly harm residential amenity.

Core Strategy Development Plan Document - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EN 3, Heritage - Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy DM1, Development Management - This policy states that all development should have regard to a number of specific issues, the most relevant of which are:-

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o 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.
- o Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage.

Saved UDP Policies - Policy DC18 is considered of relevance in this instance:

Policy DC18, Conservation Areas - Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i. the relationship of new structures to neighbouring buildings and spaces;
- ii. the effect of major changes to the appearance of existing buildings;
- iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including
- iv. street trees);
- v. the effect of signs and advertisements;
- vi. any further guidance on specific areas which has been approved by the Council.

b) The Council will not normally grant outline planning permission for development within Conservation Areas.

c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Issues

Principle of the Proposal - The principle of the development is considered acceptable.

Notwithstanding this, consideration must be given to the potential impact upon existing levels of residential and visual amenity enjoyed within the vicinity of the site and the character of the Albert Park Conservation Area.

Design - The existing rear outrigger is constructed from brick as it was built as part of the original house. The proposed extension will increase the existing structure by knitting into the existing first floor structure. The materials would be matched the existing.

Residential and Visual Amenity - The proposed extension will not have a detrimental impact upon the levels of residential and visual amenity currently enjoyed within the vicinity of the site. The development will not impact upon existing levels of privacy. Currently the existing structure has two windows, one on the rear and one on the return. The extension introduces windows in similar location and of similar size and are considered to be acceptable in terms of their location in relation to the neighbouring properties and would not increase the level of overlooking that already exists. Therefore, the proposal is acceptable.

Impact on the Albert Park Conservation Area - There are several examples of designed extension throughout the conservation area and this approach to knit an addition that replicates the historic is commonplace. Given, its size and siting at the rear of the property, it is considered that the character of the Albert Park Conservation Area will not be harmed as the proposal is lower in height than the existing roof and material choice is set to match the existing which would be an acceptable selection for the conservation area, in addition, a condition have been attached to ensure that the materials are set to match that of the existing property.

The proposal includes the relocation of a fence that has been in situ for a number of years and has become an establishes feature when viewed from within the street scene. The fence would

be pulled forward closer to the front elevation of the building. The fence design is considered to be of an acceptable quality that does not detract when viewed within the street scene and does not appear at odds with the host building. The design of the fence allows an element of visual permeability into the garden and is considered to be acceptable in a conservation setting.

On balance, it is believed that the proposal would enhance the character of the Albert Park Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Pedestrian and Highway Safety - The proposal will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along Clyde Road.

Car Parking - Sufficient off-street car parking will remain for the occupants of the property.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Further information was sought from officers during the application and amendments were made to the proposal.

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:

The Location Plan, Site Plan, and the Site Plan Showing the Relocated Fence, and The Design and Access Statement, stamped as received on the 6 May 2022 and drawing number PZE200422, received electronically on the 5 July 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 development hereby approved shall be constructed and thereafter maintained using the materials detailed in the approved drawings.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of 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 extension hereby approved other than those shown on the approved drawings.

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

Flat 9, 45 Clyde Road, Manchester, M20 2JJ
Flat 8, 45 Clyde Road, Manchester, M20 2JJ
Flat 7, 45 Clyde Road, Manchester, M20 2JJ
Flat 6, 45 Clyde Road, Manchester, M20 2JJ
Flat 5, 45 Clyde Road, Manchester, M20 2JJ
Flat 4, 45 Clyde Road, Manchester, M20 2JJ
Flat 3, 45 Clyde Road, Manchester, M20 2JJ
Flat 2, 45 Clyde Road, Manchester, M20 2JJ
Flat 1, 45 Clyde Road, Manchester, M20 2JJ
Flat 3, 46A Clyde Road, Manchester, M20 2WJ
Flat 2, 46A Clyde Road, Manchester, M20 2WJ
50 Old Lansdowne Road, Manchester, M20 2WU
Flat At, 52 Old Lansdowne Road, Manchester, M20 2WU
Flat 4, 46 Clyde Road, Manchester, M20 2WJ
Flat 2, 46 Clyde Road, Manchester, M20 2WJ
Flat 5, 54 Old Lansdowne Road, Manchester, M20 2WU
Flat 3, 54 Old Lansdowne Road, Manchester, M20 2WU
49 Clyde Road, Manchester, M20 2JJ
52 Clyde Road, Manchester, M20 2WJ
Flat 3, 46 Clyde Road, Manchester, M20 2WJ
Flat 1, 46 Clyde Road, Manchester, M20 2WJ
Flat 4, 46A Clyde Road, Manchester, M20 2WJ
Flat 1, 46A Clyde Road, Manchester, M20 2WJ
Flat 3, 48 Old Lansdowne Road, Manchester, M20 2WU
Flat 2, 48 Old Lansdowne Road, Manchester, M20 2WU
Flat 1, 48 Old Lansdowne Road, Manchester, M20 2WU
Flat 6, 54 Old Lansdowne Road, Manchester, M20 2WU
Flat 4, 54 Old Lansdowne Road, Manchester, M20 2WU
Flat 2, 54 Old Lansdowne Road, Manchester, M20 2WU
Flat 1, 54 Old Lansdowne Road, Manchester, M20 2WU
48 Clyde Road, Manchester, M20 2WJ
52 Old Lansdowne Road, Manchester, M20 2WU
50 Clyde Road, Manchester, M20 2WJ

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
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH