

Application Number	Date of Appln	Committee Date	Ward
118506/FH/2017	3rd Jan 2018	8 th February 2018	Moston Ward

Proposal Erection of two storey side and part single, part two storey rear extension to form additional living accommodation

Location 133 Belgrave Road, Manchester, M40 3SX

Applicant Miss L Collins , 5 Northfield Avenue, New Moston, Manchester,

Agent None

Background

The application is being brought to The Planning and Highways Committee as the applicant is an officer of the City Council.

Description

133 Belgrave Road is a two storey, detached property situated within a mixed row of terraced and detached properties along Belgrave Road. The property lies within a predominantly residential area of Moston in North Manchester. The property benefits from part single and part two storey rear outriggers, small garden area to the front and larger areas to the side and rear of the property. In addition an off street car parking space is provided to the side of the property and various boundary treatments, which consist of low boundary wall, railings and timber fencing.

The submitted application is for the erection of two storey side and part single, part two storey rear extension to form additional living accommodation.

Planning History

081856/MO/2007/N1 - Plot of Land Adjacent to 133 Belgrave Road, Moston
RESERVED MATTERS APPLICATION for erection of one detached house, layout, scale, appearance, access and landscaping to be considered Approved 20/3/07
075037/OO/2005/N1 - Gladstone Cottage, Belgrave Road, New Moston
Outline Planning Application for the erection of a house with associated car parking with siting to be considered, all other matters reserved Approved 4/5/05

The above applications have been implemented and relate to the property next door at 133A Belgrave Road. Previous to these applications the plot of land was the garden area relating to no.133 Belgrave Road and over time has had the above benefit of planning permission.

Consultations

Local Residents
None received

Environmental Health - Contaminated Land Section

An appropriately worded gas membrane condition shall be applied to any approval.

POLICIES

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 (UDP) and 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 as directed by the National Planning Policy Framework (NPPF).

The NPPF requires application to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The relevant policies within the **Manchester Core Strategy Development Plan Document (Adopted 11 July 2012)** are as follows:

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

It is considered that the proposal is consistent with the policies contained within the Core Strategy Development Plan.

The relevant policies within the **UNITARY DEVELOPMENT PLAN SAVED POLICIES** are as follows:

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

DC1.2 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 street scene 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 car parking problem that unacceptable additional pressures would be created

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
- e. extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance)

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved

As a guide and without prejudice to the generality of this policy, the council will normally permit 2 storey house extensions which, when built, would leave a minimum of 1.52m (5ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

It is considered that the proposal is consistent with the policies contained within the saved Unitary Development Plan.

The relevant policies within the Core Strategy are as follows:

Other material policy considerations

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007.

The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

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:

- An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and
- An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high quality homes.

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.

Core planning principles - 17

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

ISSUES

PRINCIPLE

The proposal relates to the erection of a part single, part two storey side and rear extension which forms a wrap around the existing property. The works also include internal re-modelling at both ground and first floor level within the existing property, as shown in Figure 1.

The new extension consists of a part 2 storey side extension (3.0m width x 7.2m length) which has been set back from the original property frontage by 1.5m and set off the shared common boundary with the adjoining property no.133A Belgrave

Road, this will accommodate a new lounge area at ground floor with 2 no. new bedrooms at first floor. This is considered adequate to avoid a terracing effect with no.133A Belgrave Road due to the properties position abutting the boundary with the application site.

The existing two storey rear outrigger will be demolished and replaced with a two storey rear extension. This will take the rearward projection of the of the property to 3.5m and is set considerably away from both adjoining shared common boundaries; 0.4m with 133A Belgrave Road, 3.8m, with the gable end of the adjoining property no. 131 Belgrave Road and 9.0m to the rear boundary of the application site. This new element of the new extension accommodates a new kitchen at ground floor and bedroom with en-suite at first floor. As noted above, there is an existing two storey outrigger which projects 3.5m into the rear garden area, the new extension will replace this in terms of projection and square off with the original property along the rear. The proposal creates no significant impact on both sides of the property.

A single storey element of the extension is proposed to the rear and will infill the area next to the new kitchen and lounge area at ground floor, abutting the boundary with 133A Belgrave Road. The single storey element projects no further than the rear extension and is in line with the side extension, creating a new open plan dining area.

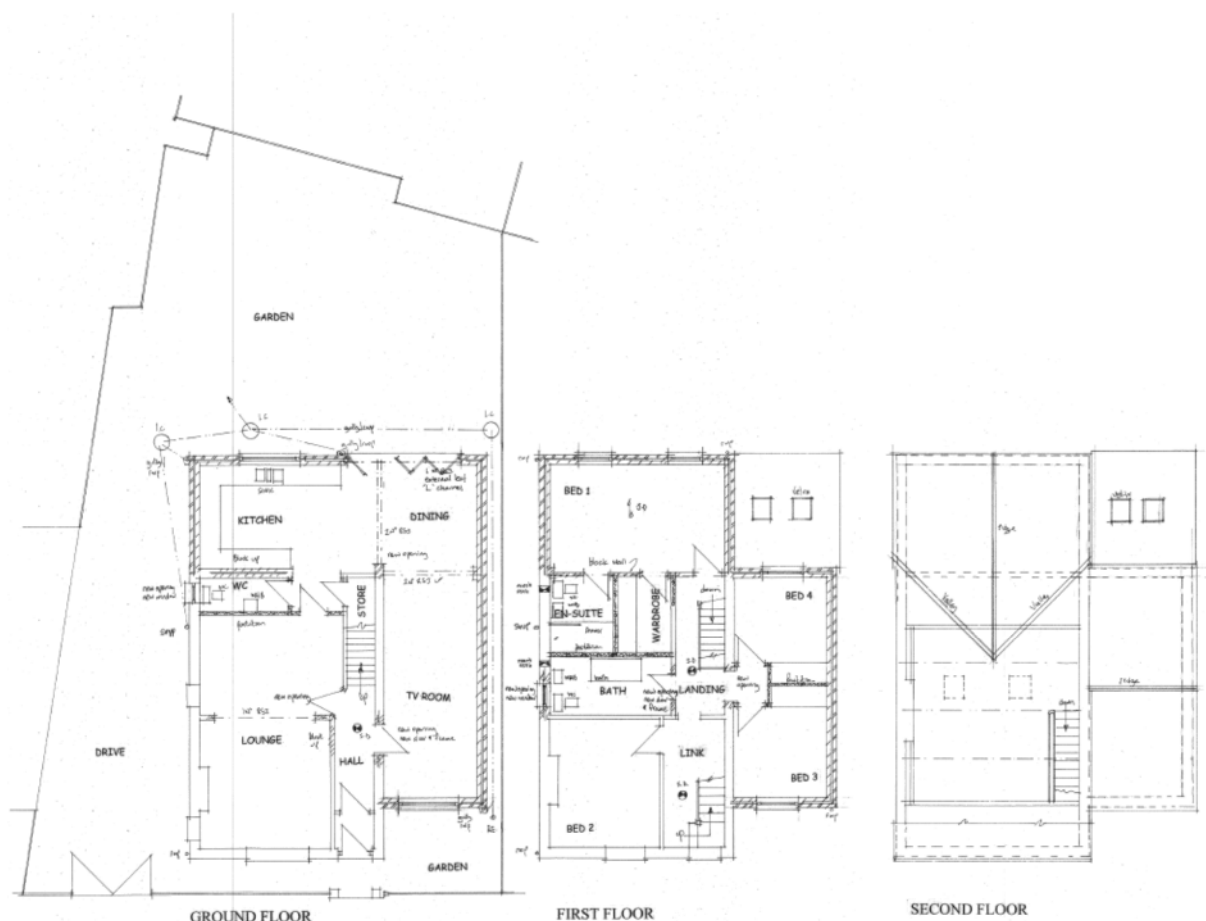


Figure 1 Proposed Floor Plans

The existing property benefits from a gable roof, as such the side roof of the extension has adopted the same approach and has been set considerably lower than the existing roof ridge and in line with the existing eaves, which is considered to be subservient to the main dwellinghouse. With regards to the rear extension roof profile this is also considered to be subservient to the main house set 1.1m below the highest part of the roof. It is noted that the proposed roof is marginally higher than the roof of the existing outrigger, however, it is not considered there would be any unduly harmful impacts in this regard given the two storey element position is set away from the shared boundaries.

RESIDENTIAL AMENITY

During the site visit it was noted that there were trees which, are outside of the application site along the rear boundary with the properties to the north and are therefore outside the control of this planning application. Although these trees are large in terms of their height there is a distance of over 8.0m to the rear boundary with the proposed extension. As previously stated the existing two storey outrigger which projects 3.5m into the rear garden area, will be replaced with the new extension and project no further than this. Therefore will not be materially different than the current situation in terms of the loss of light and overshadowing and thus poses no significant impact upon the adjoining property and rear garden areas, which is not considered to be unduly harmful along the boundaries with the adjoining neighbours.

No windows are proposed in any of the side elevations of the new extensions, therefore no issues in relation to overlooking or privacy. Doors and windows have been proposed in the front and rear elevations of the new extensions overlooking garden areas. Two new roof lights are proposed in the single storey rear element of the extension and also within the existing roof of the property. A condition shall be applied to any approval regarding no further windows in any of the elevations and obscure glazing to the proposed ground floor WC window, which is part of the internal re-modelling of the property.

It is noted that the adjoining property no.133A Belgrave Road benefits from a non-habitable, en-suite window at first floor level in the gable elevation with no.133 Belgrave Road. The side extension would be located 0.4m away from the common boundary with that property. It is the case that there would be some loss of light to this window but due to the fact it serves an en-suite and is located close to the common boundary with the application property the impact is considered to be acceptable and there would not be any undue loss of light or overshadowing to this window.

The proposed rear element of the extension poses no detrimental impact upon the properties and garden areas to the north of the application site in terms of residential amenity due to the distance to the rear boundary of over 8.0m.

The proposed extension poses minimum impact upon loss of light and overshadowing, the frontage of the property is south-east facing and rear garden area north facing, with the extension along the east and north elevations of the property. The orientation of the property together with the proposed extension do not

pose a significant impact upon the adjoining property and rear garden areas, therefore it is not considered to be unduly harmful to warrant refusal of the application.

The proposed street scene as shown in figure 2, appears to show the proposed side extension retaining an adequate gap to the boundary with the adjoining property no.133A Belgrave Road.



Figure 2 Proposed Street Scene

Overall the proposed extension is considered to be subservient to the existing property and therefore do not create any significant impact in terms of visual and residential amenity within the character of the general street scene.

DESIGN & APPEARANCE

The proposed extension is considered to be a sympathetic addition to this period property. The design and appearance of the new extension is considered to be in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

BIN STORAGE

During the site visit it was noted that the bins were currently stored along the side of the property with the adjoining property no. 131 Belgrave Road. The situation will remain the same and is considered to be acceptable in terms of residential and visual amenity.

CAR PARKING

Off street car parking is provided at the property and would be unaffected by the proposal.

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 the right to a fair hearing and to this end the Committee 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 Head 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 approval of the application is proportionate to the wider benefits of approval 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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner by requesting further information and drawings relating to the scheme and appropriate conditions to the approval have also been attached.

Reason for recommendation

Conditions to be attached to the decision

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:

- Existing Layouts drawing no: RC 11175246/10
- Existing Elevations drawing no: RC 11175246/11
- Location Plan & Proposed Layout drawing no: RC 11175246/12
- Proposed Elevations, Roof & Site Plan drawing no: RC 11175246/13
- Proposed Section drawing no: RC 11175246/14

Stamped and received by the City Council as Local Planning Authority on 8 December 2017.

- Proposed Street Scene drawing no: RC 01185246/15

Stamped and received by the City Council as Local Planning Authority on 25 January 2018.

Reason - To ensure that the development is carried out in accordance with the approved plans, 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.

3) The external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

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 extension hereby approved other than those shown on the approved 'Location Plan & Proposed Layout drawing no: RC 11175246/12 and Proposed Elevations, Roof & Site Plan drawing no: RC 11175246/13' stamped and received by the City Council as Local Planning Authority on 8 December 2017.

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

5) Before first occupation the ground floor WC window in the side elevation as shown on 'Location Plan & Proposed Layout drawing no: RC 11175246/12 and Proposed Elevations, Roof & Site Plan drawing no: RC 11175246/13' stamped and received by the City Council as Local Planning Authority on 8 December 2017, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Prior to any above ground works, appropriate and comprehensive construction designs shall be submitted for approval in writing by the City Council as Local Planning Authority for the installation of a proprietary gas protection membrane. The approved scheme shall be implemented as part of development and retained and maintained in situ.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas and a scheme is required to alleviate any possibility of landfill gas ingress to the Building pursuant to policies DM1 and EN18 of the Core Strategy.

Local Government (Access to Information) Act 1985

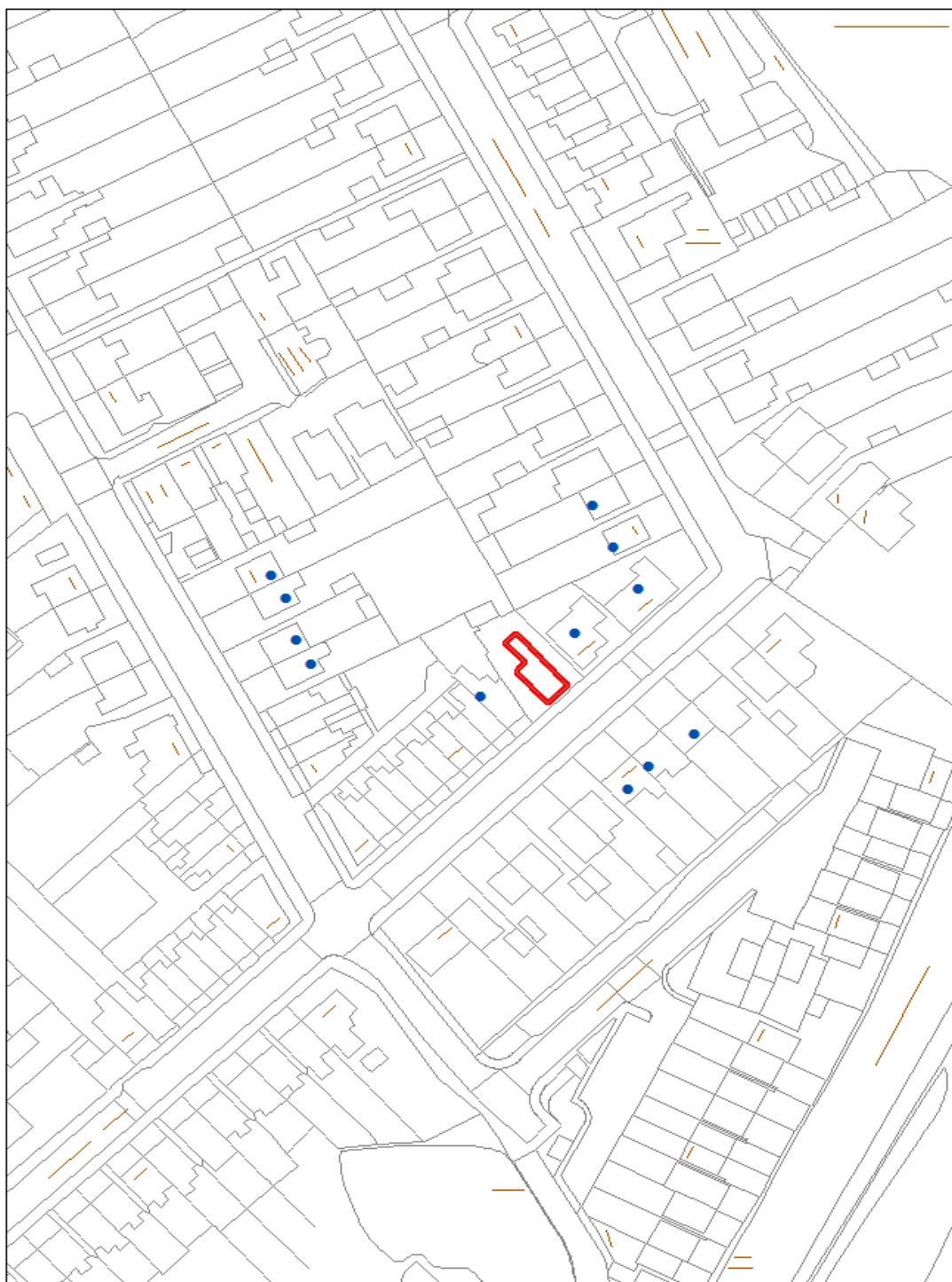
The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 118506/FH/2017 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer :	Nasira Farooq
Telephone number :	0161 234 4165
Email :	n.farooq2@manchester.gov.uk



 Application site boundary  Neighbour notification
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