

List No. 3

Crumpsall Ward	Application Number	Date of Appln	Committee Date
	082748/FH/2007/N1	5th Apr 2007	31st May 2007

Proposal Single storey rear extension to form additional living accommodation

Location 4 Springfield Avenue, Crumpsall, Manchester, M8 5QD,

Applicant Reaz Talukder 4 Bellott Street, Cheetham, Manchester, M8 0PP,

Agent

Description

This application is required to be presented to Committee for consideration as the applicant is employed by the City Council in the Planning Section of the Regeneration Division within the Chief Executives Department.

The Site

This application relates to a 3 storey detached dwellinghouse on Springfield Avenue in the Crumpsall area of North Manchester. The area is residential in nature and the application property is located on a new housing development to the south of North Manchester General Hospital.

The Proposal

Planning permission is sought for a single storey extension to the rear of the existing property. The extension would project 4m from the rear of the existing house, be 6.515m wide and have a sloping roof. The extension would be accessed internally via a new opening in the rear wall of the existing lounge.

Consultations

Neighbours - Occupiers of properties surrounding the application site were consulted on the application. No representations have been received.

Head of Regulatory Services (Contaminated Land) - Stated that a condition regarding assessing the potential for contamination on the site and appropriate remedial measures to be addressed if the site is contaminated should be applied to any approval granted.

Issues

The Unitary Development Plan for Manchester

There are no site specific references to the application site within the UDP and the proposal is considered to be acceptable as it would be consistent with UDP Policies DC1.1 and DC1.2 'Residential Extensions' and H2.2 'Housing'. It should be noted however that rear extensions that are over 3.65m in length would not normally be permitted. Although the extension being considered under this application would project 4m from the rear of the existing dwellinghouse, in this instance it is considered to be acceptable and not detrimental to visual or residential amenity due to the relationship of the proposed extension to neighbouring properties.

Visual amenity

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The extension is proposed to the rear of property so would have no impact on the streetscene within Springfield Avenue. The extension would be visible from a very small number of properties to the rear of the application site so it should be noted that a condition will be applied to the approval requiring the materials for the extension to match those of the existing house. For these reasons it is considered that the proposed extension would not adversely affect visual amenity within the area.

Residential amenity

The proposed extension would be located adjacent to an existing garage at No. 2 Springfield Avenue and is proposed to be single storey. The potential impact on the amenities of neighbouring occupiers is considered to be acceptable.

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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by 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

Approve in the light of policy DP3 of the Regional Spatial Strategy and policies DC1.1, DC1.2 and H2.2 of the Unitary Development Plan on the basis that the garage does not have an adverse impact in the residential area.

Conditions and/or Reasons

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 drawings numbered 720/3, 720/4, 720/5 and 720/6, and the site location plan, all stamped as received by the Local Planning Authority on 5 April 2007, unless otherwise agreed in writing by the City Council as Local Planning Authority.

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

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3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building 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 extension, pursuant to Policies DC1.1, DC1.2, DC1.4 and H2.2 of the Unitary Development Plan for the City of Manchester.

4) The development hereby permitted shall not begin until an assessment has been made of the potential for contamination of land and/or groundwater has been submitted and approved by the City Council as local planning authority. The assessment shall include a desk study carried out to evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. If the desk study identifies that the site could be affected by ground contamination or ground gas then appropriate remedial measures approved by the City Council as local planning authority shall be implemented. During the development, if contamination is encountered which has not previously been identified then work shall cease, the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. The development site lies within 250 metres of a registered landfill site.

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: 082748/FH/2007/N1 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 all held by the Planning Division.

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

Contaminated Land Section

1 Springfield Avenue, Manchester, M8 5QD
5 Springfield Avenue, Manchester, M8 5QD
3 Springfield Avenue, Manchester, M8 5QD
12 Springfield Avenue, Manchester, M8 5QD
10 Springfield Avenue, Manchester, M8 5QD
6 Springfield Avenue, Manchester, M8 5QD
8 Springfield Avenue, Manchester, M8 5QD
28 Charminster Drive, Manchester, M8 5QA
30 Charminster Drive, Manchester, M8 5QA

Representations were received from the following third parties:

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