
Application Number	Date of Appln	Committee Date	Ward
087187/FO/2008/S1	15th Jul 2008	23 rd Oct 2008	Withington Ward

Proposal Erection of 3 storey rear extension to form additional living accommodation, construction of a new roof together with car parking and a landscaping scheme

Location 16 Egerton Road, Fallowfield, Manchester, M14 6YB,

Applicant Mr Khalid Din, KD Properties, 79 St Anns Road, Heald Green, Stockport, SK8 4RZ

Agent Farhan Rama 4 Mallowdale Avenue, Fallowfield, Manchester, M14 6GT

Description

The application relates to a purpose built, three storey detached apartment block consisting of three 2bed flats and three 1bed flats. The building dates back to the 1930's and has a flat roof, and has had a number of additions to the original building over the years and as a result the appearance of the building has become tired and disconnected from the street scene. The site that surrounds the building is mainly hard surfaced, either with concrete or gravel. To the rear of the property there is an outbuilding that hasn't been used for some time therefore is in a poor condition.

The application being considered at this meeting is a resubmission, the initial application sought permission for an extension on the side of the property. It was the Head of Plannings view that a side extension would be overbearing and visually intrusive. The applicants took these comments on board and withdrew the scheme.

The current application proposes a three storey rear extension to form 3 additional bedrooms to each of the 3 1bed flats, forming a total of three 2bed flats and three 4bed flats. The scheme also proposes to re-roof the entire building with a pitched roof, lay a car park that provides 10 spaces together with a landscaping scheme.

Consultations

Local residents were notified about the planning application, 4 letters of objection, the objections are summarised below:

- The proposal will increase parking problems in area;
- Increased occupancy will result in increased refuse and litter problems and the bin storage area will not be used as students will leave the bins at the front
- The proposed Juliet balconies will exacerbate noise disturbance as these doors as students tend to play loud music.
- Bin storage area will not be used as students will leave the bins at the front

- Over-intensified use of the site, aimed at students is degrading the area.

Withington Civic Society made the following comments:

- The proposal will double the number of private rented bedrooms from 9 to 18. There is already a gross over supply of student accommodation in the area. For this reason we oppose the application.
- Insufficient storage is provided in each flat. The application should be carefully checked against HMO and licensing design standards.
- The property would benefit from aesthetic improvements and up grade of car park and amenity space.

Withington Ward Councillors oppose the application on the grounds that the proposal will double the number of bedrooms from 9 to 18, therefore they consider this to be an over development of the site.

Greater Manchester Police have made no comments.

Engineering Services. No objections but require the applicant to contact Operational Services to reinstate kerblines to the current driveway cross-over and introduce new dropped kerbs at the new access.

Private Sector Housing – HMO team will provide comment as a late representation.

South Manchester Regeneration will provide comment as a late representation.

Issues

Unitary Development Plan - There are no site specific policies relating to the application site. However, the following citywide policies are relevant to this proposal:

Policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. The matters that the Council will consider include the scale and appearance of the development and it's impact in terms of noise, vibration, traffic generation, road safety and air pollution

Policy DC1 relates to residential extensions and requires that consideration be given to various factors with particular regard given to the general character of the property and the effect upon the amenity of neighbouring occupiers.

DC1.1 states when 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 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 street-scene;
- e. the effect of the loss of any on-site carparking

Regional Spatial Strategy - In terms of regional policy, it is not considered that any policy is of particular relevance in this case.

In addition to the above, central government provide national planning guidance in the form of Planning Policy Guidance Notes (PPGs) and more recently on some planning issues, Planning Policy Statements (PPSs).

PPS1 'Delivering Sustainable Development' underpins the planning system and sets out the overarching policies on the delivery of sustainable development. Emphasis is placed on the need for good design to ensure attractive, usable, durable and adaptable places.

Principle – The principle of extending the building to create additional living accommodation is acceptable however consideration needs to be given to the impact on the character and appearance of the street-scene and the impact that the proposed use will have on neighbouring residential properties

Character and appearance of the street scene - Given that the proposal seeks to replace the existing flat roof with a pitched, which is more in keeping with the character and style of the neighbouring buildings, it is considered that the proposed roof together with the landscaping scheme will significantly enhance and improve the image of the street scene and character of the area. Further the proposed extension cannot be seen from Egerton Road therefore will not impact on the character or appearance of the area.

Amenity of neighbours - The extension has been positioned to cause minimal impact to the adjoining properties, this has been achieved by leaving 3 metres between the extension and the boundary. It is therefore considered that there will not be a detrimental impact on the residential amenity of neighbours in terms of loss of light or overshadowing.

Car parking – This scheme has 6 units and 10 parking spaces. It is therefore considered that the scheme has more than sufficient parking arrangements and will not increase traffic issues in the area.

House in Multiple Occupation – Concerns have been raised about the current owners possible interest of using the property for multiple occupation for students. The application property if approved will be made up of three 2bed flats and three 4bed flats therefore there will be a maximum of four people sharing one flat.

Residents and Ward Members refer to concerns about the change in the character of the area, this concern has been expressed previously in the locality with regards to the phenomena of studentification. The Head of Planning would refer members to the case at 17 Clifton Avenue, where the inspector allowed an appeal stating that:

“Clifton Avenue is not homogenous and some older houses have already been converted into flats, including the neighbouring property.... Consequently, whilst there is likely to be some increase in comings and goings....I am not persuaded that the impact of the increased activity would be so significant as to cause unacceptable harm to the character of the locality or to the amenities enjoyed by future residents of the proposed... or existing residents in the locality.”

Whilst each case must be assessed on its own merits, the application under appeal in this instance being for a change of use from a single dwelling to four flats, the area is the same in character, the application property being some c. 42m from the appeal property. The abovementioned Inspectors decision is therefore material to the consideration of this planning application.

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)/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. He 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

On the basis that the proposal is in accord with the City Council's Unitary Development Plan, in particular policy H2.2 which seeks to protect the amenity of residents from the adverse impact of developments and policy DC1 which sets down the criteria to be considered in determining applications for residential extensions and there are no material considerations of sufficient weight to indicate otherwise.

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 following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: Drawing number 01 stamped 15/07/2008.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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 policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

5) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref Drawing 01stamped15/07/2008, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

6) No development shall commence unless and until a scheme that details the reinstatement of the kerb-lines to the current driveway cross-over and the details of the new dropped kerbs at the new have been submitted to and approved in writing by the City Council as local planning authority. Any scheme approved in discharge of this condition shall be in place prior to the building being occupied.

Reason - In the interest of pedestrian and highway safety, in accordance with Policy DC23 of the Unitary Development Plan for the City of Manchester.

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: 087187/FO/2008/S1 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:

Engineering Services
Greater Manchester Police
Steve Hobson, Crime Reduction Officer
9 Egerton Road, Manchester, M14 6YD
11 Egerton Road, Manchester, M14 6YD
13 Egerton Road, Manchester, M14 6YD
15 Egerton Road, Manchester, M14 6YD
17 Egerton Road, Manchester, M14 6YD
18 Egerton Road, Manchester, M14 6YB
20 Egerton Road, Manchester, M14 6YB
19 Egerton Road, Manchester, M14 6YD
21 Egerton Road, Manchester, M14 6YD
23 Egerton Road, Manchester, M14 6YD
4 Raveley Avenue, Manchester, M14 6WA
5 Raveley Avenue, Manchester, M14 6WA
6 Raveley Avenue, Manchester, M14 6WA
7 Raveley Avenue, Manchester, M14 6WA
16 Egerton Road, Manchester, M14 6YB
14 Egerton Road, Manchester, M14 6YB
12 Egerton Road, Manchester, M14 6YB
10 Egerton Road, Manchester, M14 6YB
8 Egerton Road, Manchester, M14 6YB

Representations were received from the following third parties:

Helen and Peter Aczel
Mr & Mrs Caine, 7 Raveley Avenue, Fallowfield, Manchester, M14 6WA
Mrs J Ankers, 2 Raveley Avenue, Fallowfield, Manchester, M14 6WA
One of the objecte r requested that there details be withheld

Relevant Contact Officer : Charenjit Kaur
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