

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133100/LP/2022

Date registered valid: 2 March 2022

Proposal: Certificate of Lawful Proposed Development for the erection of single storey rear extension

Address: 41 Nancy Street, Manchester, M15 4FZ

Ward(s): Hulme Ward

Applicant: Mr Osman Salim, 1 Lund Street, Manchester, M16 9EJ

Agent (if any): DK Seddon Howard & Seddon, ARIBA, 64 Washway Road, Sale, M33 7RE

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21.04.2022

Application details

Type of application: Certificate Lawful Developmnt Proposed

Development type: Certificates of lawfulness

Date of site visit: 1 April 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

Description of site/building

This application relates to a modern two storey end terraced property. The property is of brick construction with a shallow dual pitch roof. There are no outriggers or extensions. There are gardens to the front, rear and side.



Listed building: Not applicable

Conservation area: Not applicable

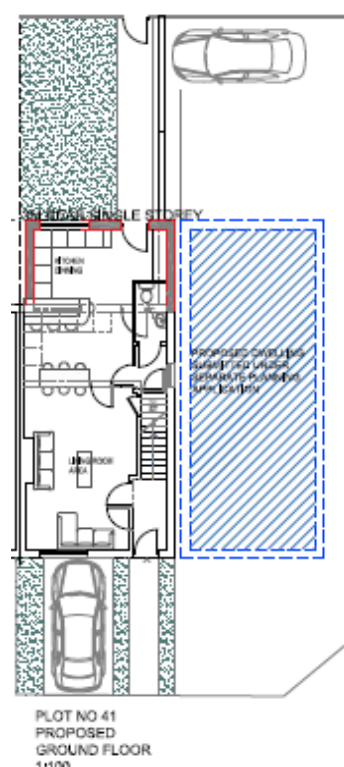
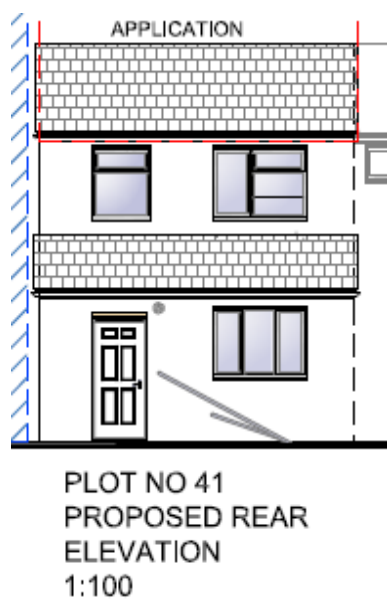
Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The remainder of the terrace which contains nine properties in total extends to the northwest. Facing the site across Nancy Street are a row of two storey cottage flats of a similar age and with small front gardens. Facing the side elevation of the site across Tatton Street are the front elevations of two storey terraced houses. To the rear separated by a narrow alley are the rear gardens and elevations of a terrace of two storey properties on Manson Avenue.

Description of development

This application seeks to confirm that the proposed single storey rear extension would be permitted development. The proposed extension would occupy the full width of the property and project approximately 2.8 metres (scaled off the drawing) it would be 3.4 metres high to the highest point of the roof and 2.4 metres high to the eaves. The extension would have a mono pitch roof. And a door and window in the rear elevation. No details are given of materials.



Consultations & Notification Responses

None required

Legislation

Schedule 2, Part 1 Class A of the General Permitted Development Order sets down the criteria to be met for a single storey rear extension to be permitted development.

Issues

There are no rear extensions to the property therefore this proposal can be considered solely as a rear extension. In terms of projection, eaves and ridge heights the proposed extension would meet the requirements of Part 1 Class A.

No details are provided of the materials, however, provided these are of similar appearance the development would be permitted development. Reference to this is included in the reason for granting consent.

The proposed extension covers less than 50% of the curtilage of the property.

The submitted drawing show other proposed developments however, these are subject to separate applications and the granting of this consent would in no way imply their acceptability.

Conclusion

Subject to the use of appropriate materials the proposed extension meets the criteria for permitted development set out in Schedule 2, Part 1 Class A of the amended GPDO.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Approve on the basis that the proposed single storey rear extension as detailed on the submitted drawings numbered 15,091 13 revision A and 15,091 14 revision A received by the City Council as Local Planning Authority on 2 March 2022, subject to the extension being constructed in materials similar in appearance to those used on the existing dwellinghouse, constitutes permitted development in accordance with Part 1, Schedule 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Appendix 1 – List of consultees & neighbours notified

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: SOUTH