MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132615/FH/2021
Date registered valid:	17 January 2022
Proposal:	Erection of two storey side extension and front porch to provide additional living accommodation and rendering of property
Address:	15 Skelton Grove, Manchester, M13 0UL
Ward(s):	Rusholme Ward
Applicant:	Mrs Sediqa Walipoor, 15 Skelton Grove, Manchester, M13 0UL
Agent (if any):	Mr Ahmad Turkmani, AT A. Design, 12 Hastings Gardens, Stockport, Manchester, SK5 8BF
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**9 March 2022**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 February 2022

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 19 January 2022 Expired: 9 February 2022

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site relates to 15 Skelton Grove within the Rusholme ward of south Manchester. It is a two storey, semi-detached, red brick property. The property benefits from an existing rear extension. The applicant's side boundary adjoins Manchester Enterprise Academy (MEA) land. Due to its position at the end of Skelton Grove, the site benefits from large amenity space to the side of the property. Amenity space to the front consists of a small amount of greenery and a path to the front door, the side consists of a driveway/ amenity space and the rear consists of further green amenity space. A garage is located to the rear. Boundary treatment around the property consists of low brick walls and gates and to the boundary adjoining MEA land high metal fences.

Description of development

The submitted application seeks planning permission for the erection of a two storey side extension and front porch to provide additional living accommodation and rendering of property.

The 2 storey side extension would have approximate dimensions of Height: 7.46 (to the highest point)/ 5.27 (to the eaves) x Length: 7.3 x Width: 4.56 metres. There would be no set back from

the host property and no lowering of the roof, but the height of the new roof eaves would be in line with those of the existing roof.

The proposal would create a new dining room and an enlarged kitchen on the ground floor and a 4th and 5th bedroom on the first floor. The extension would involve the insertion of 2 bay windows within the front elevation, 2 windows on the ground floor and 3 on the first floor within the side elevation, and a new door and first floor window within the rear elevation.

The front porch would have approximate dimensions of Height: 3 (at the highest point)/ 2.21 (at the eaves) x Length: 0.89 x Width: 3.06 metres. The front porch would involve the insertion of a door positioned centrally with 2 windows either side of the door. Steps would allow access to the front porch.

Materials to be used for the proposal include:
-facing clay tiles, uPVC double glazed windows and doors (to match existing)
-render for the whole property (different to existing).

Planning history

062509/FH/NORTH2/01- Single storey side/rear extension to form lounge, kitchen, bedroom shower room and study room.
Approved 31 August 2001.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Manchester Enterprise Academy

Manchester Enterprise Academy were consulted as neighbours and as an interested party but no response was received.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time

to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1 (Spatial Principles); which sets out 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, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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 states that 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 original buildings);
b. They do not create 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 scene by virtue of design, use of materials or construction 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 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 (12 ft) 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 Council's 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 (5 ft) 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.

DC1.5 The council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the erection of a two storey side extension and front porch to provide additional living accommodation and rendering of property. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential/Visual Amenity

Side extension:
Due to its position at the end of Skelton Grove, no properties are located to the southern side of the property as the property side boundary adjoins MEA school land. As MEA land adjacent consists of playing fields there would be no loss of light, overshadowing, privacy or overlooking implications to consider. The neighbouring property no. 11 Skelton Grove would not experience any adverse amenity implications. Those properties opposite the applicant property may experience an additional level of built form, however due to the proposal being set back by 4.9 metres from the primary boundary line the proposal would not create an overbearing feature in the streetscene. Several windows are positioned within the side elevation of the extension, but

due to the view from this elevation onto MEA land, the applicant would not experience any privacy implications.

Front porch:
The erection of the front porch would not create adverse visual implications. Additional windows would face those properties opposite, however as the porch is not a habitable room, it would not produce any overlooking concerns.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

Side extension:
The proposed extension has been designed sympathetically to relate to the existing property. The insertion of the windows within the front elevation would complement the positioning of the windows within the host property. The extension would involve the insertion of 2 bay windows within the front elevation, 2 windows on the ground floor and 3 on the first floor within the side elevation, and a new door and first floor window within the rear elevation. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

All the materials would match the existing property, apart from the façade which would be rendered. A condition to that effect would be attached to any consent granted. Although render is different to the existing property, surrounding neighbours including 16 Handforth Grove have rendered their property. In addition, 16 Hardon Grove and 16 Handforth Grove have extended their properties to the side- this property sits in the same location on the street as the applicant property does. There is a precedent of this type of extension in the immediate area and the design is therefore considered acceptable.

The proposal has been designed to be in keeping with the character of the existing house and surrounding area and would not adversely affect the appearance of the existing dwelling.

Although the proposed extension would not be set back from the primary building line, the proposal would be pursuant with Policy DC1.4 of the UDP. Due to the property being the end property in the street, there would be no potential for a terracing effect. As the property is slightly hidden within the streetscene, the proposal would not be excessively overbearing or bulky, pursuant to Policy DC1.2 of the UDP. Therefore, the siting and form of the extension is considered acceptable.

Although the residents would lose some garden space to the side of the property, amenity space to the front and rear would still be maintained and the reduction in amenity space would create additional living accommodation to meet the changing residential needs of the family.

Front porch:
The design and appearance is considered acceptable and is similar to other structures visible within residential areas.

Car parking

Parking would be affected by the proposal as the side extension would be positioned where the driveway is located. The gates currently in situ at the property would be removed and the boundary wall would be straightened which would allow a car to park on the driveway.

Bin storage

At the time of the site visit, the bins could not be located, but there is ample room within the front, side and rear amenity space to store bins.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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 polices 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

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.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 17 January 2022.
- Drawing- Proposed- Elevations, stamped as received by the City Council as Local Planning Authority on 29 December 2021.
- Drawing- Proposed- Plans, stamped as received by the City Council as Local Planning Authority on 29 December 2021.
- Drawing- Location Plan and Site Plan, stamped as received by the City Council as Local Planning Authority on 9 March 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used on the external surfaces of the extension hereby permitted shall be implemented in accordance with the approved details as set out in the drawings and documents specified in Condition 2 of this approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

14 Tabley Grove, Manchester, M13 0TJ
16 Skelton Grove, Manchester, M13 0UL
Manchester Enterprise Academy Central, 60A Lytham Road, Manchester, M14 6PL
14 Skelton Grove, Manchester, M13 0UL
13 Skelton Grove, Manchester, M13 0UL
16 Tabley Grove, Manchester, M13 0TJ

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH