

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133152/FO/2022

Date registered valid: 8 March 2022

Proposal: Erection of a single storey rear extension to a ground floor flat to form additional living accommodation

Address: 124 Stanley Grove, Manchester, M12 5GF

Ward(s): Longsight Ward

Applicant: Hien Le & Van Pham 124 Stanley Grove, Manchester, Manchester, M12 5GF

Agent (if any): Tomislav Vuletic Flocc Studio Ltd 157 Harcourt Street, Stockport, SK5 6UP

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23 March 2022

Standard consultations:

Printed: 15 March 2022 Expired: 5 April 2022

Neighbour notifications

Printed: 15 March 2022 Expired: 5 April 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 site / building / area

The application relates to a ground floor cottage flat within a property in the Longsight ward of Manchester.

Description of development

The submitted proposal relates to erection of a single storey rear extension to a ground floor flat to form additional living accommodation.

The submitted scheme would also include internal alterations involving removal of internal walls and re-configuration in relation to the existing kitchen, WC / bath /store rooms.

Upon initial assessment, it appears that the submitted proposal is a revised re-submission of withdrawn planning application, (ref. no. 131017/FH/2021).

The proposed extension forming the revised re-submission, would measure approximately (width 7510mm x depth 3000mm x maximum height 3064mm), whilst retaining a small gap of

approximately 150mm between the common shared boundary with flat nos. 120 and 122 Stanley Grove, and a separation distance of approximately 1148mm from the side building line of the original dwellinghouse. It would have a flat roof configuration with 1 roof light , including bi-fold doors and a window along the rear elevation. In terms of external facing materials, it is intended to match with the existing house.

Consultations & Notification Responses

1. Local residents

No comments, objections or representation received.

2. Environmental Health

No comments regarding application on this occasion.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester 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 Unitary Development Plan (UDP) as the document that 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.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)

- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.
- ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Principle of development

The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey rear extension) - the proposal would be single storey, contained within the existing curtilage of the application site, and incorporate a proposed flat roof, with a roof light. It is considered that the proposed design would not give rise to any significant adverse impact from massing, and that there are no overbearing, overshadowing, or adverse impacts to privacy. In addition, the proposed maximum rearward projection at 3000mm is within the guidance set out in policy DC1 regarding rearward extensions. In light of these

factors it is considered the proposal could be accommodated in this location in this instance, subject to planning conditions.

Impact of works (internal alterations / reconfiguration involving the existing kitchen, WC / bath /store rooms) - In terms of the proposed internal alterations, for the nature of the works proposed - these would constitute permitted development .

Impact of works (Design and appearance) - In terms of external facing materials, it is intended to use materials matching those on the existing house; however, a condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking / Highways issues) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected. Refuse bins can still be stored within curtilage, screened behind boundary treatment.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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

Article 35 Declaration

The local Planning Authority in its decision has had due regard to the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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 form, received by the City Council as the Local Planning Authority on 08 March 2022.
- Site Plan and Location Plan with application site edged in red, Drawing Number WD2.1 rev.A, received by the City Council as the Local Planning Authority on 08 March 2022.
- Existing Ground Floor Plan, Drawing Number WD3.1 rev.A,
- Proposed Ground Floor Plan, Drawing Number WD3.2 rev.A ,
- Proposed First Floor Plan, Drawing Number WD3.3 rev.A ,
- Existing Elevations, Drawing Number WD5.1 rev.A,
- Existing Elevations, Drawing Number WD5.2 rev.A,
- Proposed Elevations, Drawing Number WD5.3 rev.B , and
- Proposed Elevations, Drawing Number WD5.4 rev.A, all received by the City Council as the Local Planning Authority on 08 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 (2012).

3) The external facing materials to be used on the extension hereby permitted shall match those of the existing building in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policies DM1 and SP1 of the Manchester Core Strategy (2012) .

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 development hereby approved other than those stated on:

- Proposed Ground Floor Plan, Drawing Number WD3.2 rev.A ; Proposed First Floor Plan, Drawing Number WD3.3 rev.A ; Proposed Elevations, Drawing Number WD5.3 rev.B; and Proposed Elevations, Drawing Number WD5.4 rev. A; all received by the City Council as the Local Planning Authority on 08 March 2022.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

128 Stanley Grove, Longsight, Manchester, M12 5GF
122 Stanley Grove, Longsight, Manchester, M12 5GF
120 Stanley Grove, Longsight, Manchester, M12 5GF
26 Fencot Drive, Manchester, M12 4PJ
130 Stanley Grove, Longsight, Manchester, M12 5GF
126 Stanley Grove, Longsight, Manchester, M12 5GF
118 Stanley Grove, Longsight, Manchester, M12 5GF
30 Fencot Drive, Manchester, M12 4PJ
28 Fencot Drive, Manchester, M12 4PJ
24 Fencot Drive, Manchester, M12 4PJ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2