

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132265/FH/2021

Date registered valid: 19 November 2021

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

Address: 37 Markington Street, Manchester, M14 7JB

Ward(s): Whalley Range Ward

Applicant: Mr C Morris, 37 Markington Street, Manchester, M14 7JB

Agent (if any): Mr David Groves, D I Groves Ltd, 166 Charles Street, WN7 1HF

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 January 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 January 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 24 November 2021 Expired: 15 December 2021

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a modest two storey mid-terraced C3 dwellinghouse of red brick with a grey slate roof. The property features an original rear bay window and the plot includes a walled rear yard containing an outbuilding.

Description of area

Markington Street is residential in nature and located within a dense area of terraced housing, traditionally Moss Side but currently within the Whalley Range ward. The area benefits from its proximity to the shops and services along Claremont Road to the north and Lloyd Street South.

Description of development

The applicant is seeking permission to build a single storey rear extension to provide additional living accommodation in the form of a larger kitchen. Previously the same design was applied for under the Larger Homes Extension scheme but was turned away due to the projection beyond an original side wall (the bay window).

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey rear extension to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The extension would project from the rear elevation of the house, facing south. The rearward depth would be 6m, with a width of 2.88m, a height to eaves of 2.58m and a maximum height of 3.35m. It would almost rear the rear wall shared with the alleyway, leaving a gap of 0.25m, with a gap of 0.25m to the boundary shared with No.35 and 2.1m to the boundary shared with No.39. Although the rearward depth exceeds that which is stipulated in policy DC1 (3.65m) it would be considered permitted development, under the Larger Homes Extension scheme, if it didn't project beyond the side wall of the original bay window (which is to be removed) with a width exceeding half of the original dwellinghouse. Many properties (10+) along this street have already built 6m rear extensions, hence the scale and siting of the proposal is considered acceptable.

Appearance and visual amenity – The extension would be constructed from common red brickwork, roof slates and white uPVC to match the existing dwellinghouse, which has been conditioned. The extension would feature a mono-pitched roof containing two rooflights, with a small blank gable to the rear. The side elevation facing No.39 would feature a window and a door into the kitchen, whereas the elevation facing No.35 would be blank. The design of the proposal is standard for this type of development, constructed of matching materials and is considered acceptably in-keeping with development in this area. The development would not be visible from the road and therefore would not feature within the street scene of Markington St and the property is not located within a conservation area, hence the visual amenity of the house and area are not considered to be harmed by these works, pursuant to policies DM1, DC1 and SP1.

Residential amenity – The extension, by way of its siting, orientation and scale, is not considered to significantly affect the levels of residential amenity currently enjoyed by the surrounding occupiers. As these gardens face south, the adjoining property to the west, No.39, may experience a slight loss of early-morning sunlight. No.35 to the east will experience a loss in the evening, however due to the orientation the neighbouring plot would still receive a good amount of sunlight throughout the day and therefore this is not deemed an undue loss. In addition to this, no objections have been received, thus the proposal is considered acceptable in terms of impacts on residential amenity.

Conclusion – The storage of refuse would remain as existing. The proposal broadly complies with policies DM1, DC1 and SP1 and the NPPF, did not receive any objections and is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or area, therefore the development is deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawing numbered '7320/01' stamped as received by the City Council as Local Planning Authority on the 19th November 2021.

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

3) The materials to be used on the external surfaces of the extension permitted shall match those of the existing building in type, size, texture and colour, as specified on the submitted drawing '7320/01'.

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 saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

42 Markington Street, Manchester, M14 7JB
40 Markington Street, Manchester, M14 7JB
39 Markington Street, Manchester, M14 7JB
38 Driffield Street, Manchester, M14 7HZ
36 Driffield Street, Manchester, M14 7HZ
34 Driffield Street, Manchester, M14 7HZ
35 Markington Street, Manchester, M14 7JB
38 Markington Street, Manchester, M14 7JB

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
Area Team Boundary - Name: SOUTH