

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132719/FO/2022

Date registered valid: 1 March 2022

Proposal: Erection of a single storey rear extension together with conversion of existing garage to form additional living accommodation

Address: 8 Mallow Street, Manchester, M15 5GD

Ward(s): Hulme Ward

Applicant: Mrs Paula Mackinnon, Mack 4 Limited, 52 Cornwall Street, Manchester, M11 2PS

Agent (if any): Mrs Paula Mackinnon, Mack 4 Ltd, 52 Cornwall Street, Manchester, M11 2PS

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 March 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 March 2022 Expired: 24 March 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to 8 Mallow Street within the Hulme ward of south Manchester. It is a 2 storey, terraced, brick property with blue detailing and green and grey tiling on the front elevation. The attached garage is located to the south of the property. Amenity space to the front of the property consists of a small courtyard, and amenity space to the rear consists of a garden and patio area.

Description of development

The submitted application seeks planning permission for the erection of a single storey rear extension together with conversion of existing garage to form additional living accommodation.

The rear extension would have approximate dimensions of Height: 2.35 (to the eaves)/ 3.12 (at the highest point) x Length: 3.73 x Width: 4.1 metres. The existing garage would be converted into a wet room and bedroom which would then continue into the rear extension. The proposal would benefit the needs of the disabled user residing at the property.

The proposal would involve the insertion of 1 obscure glazed window within the front elevation of the property, 1 fire escape window within the rear elevation of the rear extension and a side door leading from the rear extension into the rear garden. The existing rear door/ window

combi-frame in the living room would be blocked up and a new repositioned window would be installed.

An additional patio area would be installed to allow level access off the rear extension into the garden.

Materials to be used to match existing include brick, mono pitched roof to be finished with Marley Modern or equivalent, black uPVC windows and doors.

Planning history

044648/FO/CENTL1/93- Land between Royce Road and Stretford Road, Hulme
Erection of 74 houses and flats with associated new roads, road closures and car parking.
Approved 24 January 1994.

042648- Robert Adam Crescent, Rolls Crescent, Hulme
CITY COUNCIL DEVELOPMENT Complete demolition of Nos 101-602 Robert Adam Crescent
followed by land reclamation.
Approved 21 January 1993

Consultations & Notification Responses

Local residents

The occupiers of the surrounding properties were consulted, and no representations were 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.

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 CABI 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 single storey rear extension together with conversion of existing garage to form additional living accommodation. 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.

Visual /Residential Amenity

Rear extension:

The extension would have a rearward projection of 3.73 metres and would directly adjoin the shared boundary with no.10 Mallow Street. Due to the curvature of the neighbouring property on the corner of Mallow Street and Ribston Street, no.10's garage placed against the shared boundary and the high greenery between the 2 properties, the extension should not create any adverse visual implications to the neighbour, nor loss of light or overshadowing implications. As the extension is to be single storey, this neighbour would not experience any privacy or overlooking implications.

Due to the layout of the street, no. 6 would be primarily affected by the proposal. The boundary treatment between the two properties is low and the two properties are terraced. Although the extension would create an additional 3.73 metres of additional built form from the rear building line, it would be sited 6.84 metres from the shared boundary with no.6. As such, the extension would not create an overbearing feature for the neighbour. There would be no overshadowing

or loss of light implications as a result of the proposal. 1 window is to be inserted in the rear elevation of the rear extension, 1 900 mm width door is to be inserted in the side elevation of the extension facing onto no.6 and the existing rear door/ window combi-frame in the living room would be blocked up and a new repositioned window would be installed. The new door to be inserted in the extension would have a direct view into the rear amenity space of no.6 Mallow Street. However as this is a door it would not give rise to any privacy or overlooking implications. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

Due to the layout of the properties on Mallow Street wrapping around to Ribston Street and Fenn Street there would be no properties to the rear that would be affected by the proposal.

Garage conversion:

For the neighbouring properties there is likely to be no adverse impacts in relation to overlooking and privacy of the conversion of the garage. The garage is to be bricked up and an obscure glazed window is to be inserted for the wet room. The window should be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity, a condition to this effect would be placed on any approval granted.

Overall, it is not considered that the proposed rear extension and garage conversion would have an adverse impact upon residential or visual amenity.

Design and Appearance

Rear extension:

The proposed rear extension has been designed sympathetically to relate to the existing property. The extension would be made of materials to match the house. A condition to that effect would be attached to any consent granted. Therefore, the design of the extension would not adversely affect the appearance of the existing dwelling.

The length of the extension only slightly exceeds the rearward projection stated under Policy DC1.3 of the UDP. Since the extension is not considered bulky or out of character with the style of development in the surrounding neighbourhood, it is pursuant to Policy DC1.2 of the UDP.

Garage conversion:

The proposal is considered acceptable in terms of design and is sympathetic in appearance. The construction of the garage with a new window in the front elevation would be constructed in materials to match existing back uPVC windows. It is acknowledged that the garage conversion would slightly alter the design of the streetscene. However, as the blue steel lintel and footprint is to remain the same it should not create an incongruous feature in the streetscene. The street layout differs along Mallow Street, with not all of the property having a side attached garage and so the change should not drastically alter the feel of the street.

It is further acknowledged that a garage conversion could be possible through the route of Permitted Development and so the alteration is considered acceptable. Therefore, the conversion would not overly alter the massing or design of the property, nor the streetscene. In addition, the garage conversion allows the needs of the disabled user to be fulfilled, pursuant to Policy DC1.5 of the UDP.

Loss of garage space

Although the garage space would be lost, the garage at the time of the site visit didn't appear to be used as a garage. On street parking is available at the property.

Bin storage

At the time of the site visit, bins were stored in the front courtyard and would be unaffected by the proposal.

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. The proposal creates a better quality of life for the disabled user.

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 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:

-Drawing- Proposed- Ground Floor Layout, stamped as received by the City Council as Local Planning Authority on 18 January 2022.

-Drawing- Proposed- Cross Section A-A, numbered 041-009, stamped as received by the City Council as Local Planning Authority on 15 February 2022.

-Drawing- Proposed- Cross Section B-B, numbered 041-010, stamped as received by the City Council as Local Planning Authority on 15 February 2022.

-Drawing- Proposed- Front Elevation, numbered 041-006, stamped as received by the City Council as Local Planning Authority on 1 March 2022.

-Drawing- Proposed- Rear Elevation, numbered 041-007, stamped as received by the City Council as Local Planning Authority on 1 March 2022.

-Drawing- Proposed- Side Elevations, numbered 041-011, stamped as received by the City Council as Local Planning Authority on 1 March 2022.

-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 18 January 2022.

-Email Correspondence, stamped as received by the City Council as Local Planning Authority on 14 April 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) Before first occupation, the ground floor wet room window, as shown on the approved 'Drawing- Proposed- Ground Floor Layout', stamped as received by the City Council as Local Planning Authority on 18 January 2022, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

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 policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

13 Mallow Street, Manchester, M15 5GE
11 Mallow Street, Manchester, M15 5GE
9 Mallow Street, Manchester, M15 5GE
10 Mallow Street, Manchester, M15 5GD
6 Mallow Street, Manchester, M15 5GD

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH