

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 132271/FH/2021

**Date registered valid:** 19 November 2021

**Proposal:** Erection of part single, part two storey side extension to form additional living accommodation

**Address:** 55 Stansfield Street, Manchester, M40 1NF

**Ward(s):** Miles          Platting          &          Newton          Heath          Ward

**Applicant:** Mr Brian Joyce 2A Argyll Close, Manchester, M35 9WD

**Agent (if any):** Mr Dave Trudgeon Conway Architectural Design 6 Conway Close, Manchester, M24 1EW

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

**Recommendation:** Approve

**Date of recommendation:** 31 January 2022

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 7 December 2021

### **Standard consultations:**

Printed: 24 November 2021

Expired: 15 December 2021

### **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:**

**Tree Preservation Order:**

## **Description of area**

The application site relates to 55 Stansfield Street within the Miles Platting & Newton Heath ward of north Manchester. It is a two storey, semi-detached, red brick property. The property benefits from amenity space to the front in the form of a paved area and a garden area to the rear. The property also benefits from amenity space to the side of the property which is not in curtilage with the rest of the amenity space. This amenity space contains overgrown hedging and its own entrance way. Boundary treatment around the property consists of low brick walls and wooden fences.

## **Description of development**

The submitted application seeks planning permission for the erection of a part single, part two storey side extension to form additional living accommodation. At ground floor level the proposal would have approximate dimensions of Height: 3.25 (at the highest point)/ 2.42 metres (at the eaves) x Length: 8.26 x Width: 4.05 metres. The extension on the first floor would have approximate dimensions of Height: 7.17 (at the highest point)/ 5.4 (at the eaves) x Length: 7.25 x Width: 4.05 metres.

The side extension would line up with the primary building line and the height of the new roof eaves would be in line with those of the existing roof.

The proposal would create a new kitchen and a 2<sup>nd</sup> lounge on the ground floor, and a 3<sup>rd</sup> bedroom, dressing area and en-suite on the first floor. The extension would involve the insertion of 1 window within the front elevation, 1 window on the ground floor on the side elevation and 2 new windows within the rear elevation.

Materials to match existing include red multi brickwork, roof slates with terracotta ridge, uPVC doors and windows.

### *Planning history*

No planning history exists for this site.

## **Consultations & Notification Responses**

### *Local residents*

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

### *Environmental Health*

Environmental Health requested that the following condition was placed on any planning approval. Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

The details have been agreed.

## **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 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*

The submitted development application is for the erection of a part single, part two storey side extension 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.

### *Residential/Visual Amenity*

Due to the property's position within Stansfield Street, there is no property to the other side of the extension. As such, the rear boundaries of the properties on Assheton Road would be those properties to be primarily affected by the extension. As such, there would be no loss of light or overshadowing implications as a result of this proposal. One window would be inserted into the side elevation facing onto the rear boundary lines of Assheton Road. As this window would be inserted on the ground floor level, it would not produce any 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.

Properties opposite 55 Stansfield Street may experience additional built form. Having a part single, part two storey extension would reduce the amount of built form opposed onto these properties.

Although the residents would lose the garden space to the side of the property, the rear garden would still be maintained. The reduction in amenity space would create additional living accommodation to meet the changing residential needs of the family. At the time of the site visit, the amenity space to the side was unused. The agent confirmed this land belonged to the applicant via email on 24 November 2021 .

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

### *Design and Appearance*

The proposed extension has been designed sympathetically to relate to the existing property. The extension would be made of materials used to match the existing property. A condition to that effect would be attached to any consent granted. The extension would involve the insertion of 1 window within the front elevation, 1 window on the ground floor on the side elevation and 2 new windows within the rear elevation. The eaves level of both the ground and first floor extension would align with that of the host property. Therefore, the proposal has been designed to be in keeping with the character of the existing house. It would not adversely affect the appearance of the existing dwelling.

The proposed extension would not be set back from the primary building line. However, this is considered acceptable due to the spacious nature of the amenity space at the side and the position of the property within the streetscene. As such a terracing effect would not be created as a result of this proposal, pursuant to Policy DC1.4 of the UDP. The proposed side extension is considered subservient to the existing property. Therefore, the siting and form of the extension is considered acceptable.

### *Car parking*

No off-street parking is provided for the property. On street parking is available. Therefore, parking arrangements would not be affected by this proposal.

### *Bin storage*

Bins are currently located within the paved patio area to the front of the property. Storage would be unaffected by this proposal.

### *Gas membrane*

Following Environmental Health's request for a gas membrane pre-commencement condition, the agent provided details and drawings, which were received by the City Council as the Local Planning Authority on 5 January 2022 and were discharged by Environmental Health on 10 January 2022.

## *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 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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 19 November 2021.
- Drawing- Proposed- GF Plan, numbered 504-07, stamped as received by the City Council as Local Planning Authority on 19 November 2021.

- Drawing- Proposed- 1F Plan, numbered 504-08, stamped as received by the City Council as Local Planning Authority on 19 November 2021.
- Drawing- Proposed- Roof Plan, numbered 504-19, stamped as received by the City Council as Local Planning Authority on 19 November 2021.
- Drawing- Proposed- Elevations, numbered 504-10, stamped as received by the City Council as Local Planning Authority on 19 November 2021.
- Drawing- Existing- GF Plan, numbered 504-02, stamped as received by the City Council as Local Planning Authority on 19 November 2021.
- Drawing- Existing- 1F Plan, numbered 504-03, stamped as received by the City Council as Local Planning Authority on 19 November 2021.
- Drawing- Existing- Roof Plan, numbered 504-04, stamped as received by the City Council as Local Planning Authority on 19 November 2021.
- Drawing- Existing- Elevations, numbered 505-05, stamped as received by the City Council as Local Planning Authority on 19 November 2021.
- Drawing- Location Plan- The Location Plan, stamped as received by the City Council as Local Planning Authority on 19 November 2021.
- Drawing- Site Plan- Proposed Inc. Location Plan, numbered 504-06, stamped as received by the City Council as Local Planning Authority on 19 November 2021.

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 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.

5) The development hereby approved shall be carried out in accordance with 02- Standard Detail GB07 Ground Bearing Slab- Typical Edge Detail and Visqueen Gas Barrier Specification Sheet, stamped as received by the City Council as Local Planning Authority on 5 January 2022, in relation to the installation of a proprietary gas membrane. The development shall be implemented in accordance with the approved details.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012).

## **Appendix 1 – List of consultees & neighbours notified**

### Environmental Health

68 Assheton Road, Manchester, M40 1NL  
64 Assheton Road, Manchester, M40 1NL  
62 Assheton Road, Manchester, M40 1NL  
52 Stansfield Street, Newton Heath, Manchester, M40 1NF  
54 Stansfield Street, Newton Heath, Manchester, M40 1NF  
48 Stansfield Street, Newton Heath, Manchester, M40 1NF  
50 Stansfield Street, Newton Heath, Manchester, M40 1NF  
58 Stansfield Street, Newton Heath, Manchester, M40 1NF  
53 Stansfield Street, Newton Heath, Manchester, M40 1NF  
66 Assheton Road, Manchester, M40 1NL  
70 Assheton Road, Manchester, M40 1NL

## **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 - Not Affected  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Historic Landfill Site 250m Buffer -  
Historic Landfill Site 250m Buffer -  
Area Team Boundary - Name: NORTH1