

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133065/FH/2022

Date registered valid: 28 February 2022

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

Address: 109 Stanley Grove, Manchester, M12 5QH

Ward(s): Longsight Ward

Applicant: Erica McInnis 109 Stanley Grove, Manchester, M12 5QH

Agent (if any): Mr Zach Thorp Thorp Design Services 2 Chatton Close, Bury, BL8 2UE

Case officer: Harriet Aidoo
Tel: 0161 234 4532
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Recommendation: Approve

Date of recommendation: 20 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 March 2022

Standard consultations:

Printed: 1 March 2022 Expired: 22 March 2022

Neighbour notifications

Printed: 1 March 2022 Expired: 22 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:

Tree Preservation Order:

Description of site / building / area

The application relates to 109 Stanley Grove in the Longsight ward of Manchester. The application building is a bay-fronted 2 storey semi-detached property constructed in red brick with white UPVC windows and brown front doors, including boundary treatment. There is an existing single storey rear lean-to outrigger which appears to be an original feature. The application site benefits from amenity space along the front, side and rear elevations, including a gated access and detached garage along the side elevation, adjacent to the common shared boundary with no. 111 Stanley Grove. There is a large paved area to the front and side of the property that can accommodate additional off street car parking. The minimum depth of rear yard is approximately 10.3 metres from the rear building line of the existing outrigger. A public path / alleyway runs behind the rear boundary wall of the application site.

Description of development

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

The proposal would also comprise of elevational alterations involving two ground floor windows, the existing water hopper, and bricking up the existing door - all located along the side elevation (gable end).

The proposed single storey rear extension, approximately (length 4670mm x width 5992.5mm x maximum height 3395mm), would be flush with the side building line of the original dwellinghouse (gable end), and stepped away from the common shared boundary with no. 107 Stanley Grove approximately 209mm. The proposed maximum rearward projection would not exceed 4670mm from the rear building line of the original dwellinghouse. The proposed extension would comprise of a flat roof design, incorporating a roof lantern along the roof elevation including French doors and a window along the rear elevation.

With regards to the proposed elevational alterations along the ground floor gable end elevation, it is intended brick up the existing door and relocate 1 small window and introduce a new slightly larger window both close to the rear building line of the original dwellinghouse. The existing water hopper would be repositioned to collect water from the proposed flat roof.

In terms of external facing materials, it is intended to use materials matching those of 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 and elevational alterations along the ground floor gable end of the original dwellinghouse) - the proposal would be single storey and would be contained within the existing curtilage of the application site. Furthermore, the proposed elevational alterations to the existing dwellinghouse would constitute permitted development, and be screened from no.111 Stanley Grove by an existing garage to the side elevation. It is not considered that the proposed development would give rise to a significant adverse impacts, in terms of massing to the neighbouring houses, specifically; nos. 107 and 111 Stanley Grove and those properties along the rear of the application site along Belgate Close. The depth of the rear garden from the rear façade of the main dwellinghouse is 12.8 m, with the rear elevation of the house to the rear on Belgate Close being 22.6m to the north. Given the single storey nature of the proposed extension and the height of the rear boundary treatment, it is not considered that the proposed rear extension would give rise to significant impacts from overlooking and loss of privacy to the adjoining occupiers. For these reasons and on balance, the proposed extension is considered to be acceptable in terms of its impact on residential amenity as there would be no overbearing, overshadowing or privacy impacts.

Impact of works (Design and appearance) - In terms of external facing materials, it is intended to use materials matching those of the existing house, which is considered acceptable in design terms. 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.

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 application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan, the Core Strategy, the National Planning Policy Framework and all other material considerations. In this instance, the local planning authority had no 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 28 February 2022.
- Location Plan with application site edged in red, Drawing No. ZT22-196-00, received by the City Council as the Local Planning Authority on 28 February 2022.
- Existing Site Plan, Drawing No. ZT22-196-01, received by the City Council as the Local Planning Authority on 28 February 2022.
- Existing Plans and Elevations, Drawing No. ZT22-196-02, received by the City Council as the Local Planning Authority on 28 February 2022.
- Proposed Site Plan, Drawing No. ZT22-196-03, received by the City Council as the Local Planning Authority on 28 February 2022.

- Proposed Plans and Elevations, Drawing No. ZT22-196-05, received by the City Council as the Local Planning Authority on 28 February 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) The materials used to construct the external elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the application form and approved drawings.

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.

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 shown on: Proposed Plans and Elevations, Drawing No. ZT22-196-05, received by the City Council as the Local Planning Authority on 28 February 2022.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 the Manchester Core Strategy

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

16 Belgate Close, Manchester, M12 5HS
10 Belgate Close, Manchester, M12 5HS
107 Stanley Grove, Longsight, Manchester, M12 5QH
90 Stanley Grove, Longsight, Manchester, M12 5GF
84 Stanley Grove, Longsight, Manchester, M12 5GF
8 Belgate Close, Manchester, M12 5HS
22 Belgate Close, Manchester, M12 5HS
18 Belgate Close, Manchester, M12 5HS
14 Belgate Close, Manchester, M12 5HS
111 Stanley Grove, Longsight, Manchester, M12 5QH
92 Stanley Grove, Longsight, Manchester, M12 5GF
88 Stanley Grove, Longsight, Manchester, M12 5GF
86 Stanley Grove, Longsight, Manchester, M12 5GF
6 Belgate Close, Manchester, M12 5HS
4 Belgate Close, Manchester, M12 5HS
20 Belgate Close, Manchester, M12 5HS
2 Belgate Close, Manchester, M12 5HS
12 Belgate Close, Manchester, M12 5HS

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
Area Team Boundary - Name: NORTH2