

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131277/FH/2021

Date registered valid: 2 December 2021

Proposal: Erection of first floor extension to existing out building to form storage in association with the dwellinghouses

Address: 20 - 22 Stansfield Street, Manchester, M40 1NF

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Thomas Flynn 24 Stansfield Street, Manchester, M40 1NF

Agent (if any):

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

Recommendation: Refuse

Date of recommendation: 24 January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 January 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 December 2021 Expired: 23 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 20 - 22 Stansfield Street located within the north Manchester ward of Miles Platting and Newton Heath. The application site relates to a pair of semi-detached properties which are located on the corner of Stansfield Street and Warnford Close. The 2 properties have small courtyards to the rear and detached garages are located to the rear of the courtyards. The detached garages can be accessed through a side gate on Warnford Close.

Description of development

The submitted application seeks planning permission for the erection of first floor extension to existing outbuilding to form storage in association with the dwellinghouses. The proposed garages would have dimensions of Height: 4.69 metres (increasing from 2.6 metres) x Length: 6 x Width: 5.98 metres. The extension would include the insertion of a pitched roof.

Although the garage for 24 Stansfield Street is adjoining the other 2 garages (20-22 Stansfield Street), only 2 would be developed. No additional windows or doors would be inserted. In addition, the boundary treatment along the elevation facing Warnford Close would be altered, as there would be a cut back to the existing brick and the insertion of new railings either side of the gate providing access to the garages from the street.

On 4 January 2022 over telephone, the agent stated the development would create additional storage facilities for the residents.

Materials to be used include:

Brick- Common red brick (to match existing)

Roof- OSB boards and cover with 2 layers (different from existing which is made of galvanised sheeting)

Planning History

093329/REP/2010/N1- Application for a new planning permission to replace extant permission 083618/FU/2007/N1 for the erection of 1no. pair of semi-detached houses with associated vehicular access from Warnfold Close.

Approved 11 August 2010.

083618/FO/2007/N1- Erection of 1 pair of semi-detached houses with associated vehicular access from Warnford Close.

Refused 24 September 2007.

059409/OO/NORTH1/00- OUTLINE CONSENT - 1 Dwelling.

Approved 27 July 2000.

061757/FH/NORTH1/01- Construction of a brick built double garage.

Approved 18 July 2001.

035828- Erection of a pair of semi-detached houses, one town house and side extension to no.24 Stansfield Street.

Refused 8 March 1990.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Issues

POLICY

The National Planning Policy Framework (NPPF) (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:

ii. 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.

iv. 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.

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 CABE 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 2.3 states 'a high-quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities'.

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 considered 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 application seeks planning permission for the erection of first floor extension to existing outbuilding to form storage in association with the dwellinghouses. The principle of development is not acceptable, as the benefits to the residents do not outweigh the potential harm in relation to visual amenity.

Visual/ Residential Amenity

The proposed development would increase the height of the existing detached garages from 2.6 to 4.69 metres, nearly doubling in height. This would create an over dominant feature at the rear of the site and within the rear courtyards of the properties. This would create an obtrusive feature which is out of character with the surrounding area.

The garages are positioned opposite residential properties on Warnford Close and the proposal would create a bulky, obtrusive blank elevation which would be of a visual detriment to those properties.

Design and Appearance

Whilst the materials used would be acceptable and would be typical of a similar structure, the design, scale and appearance of the proposal is considered inappropriate.

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: Refuse

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. Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The erection of first floor extension to the existing outbuilding would, by virtue of its siting, height, scale and appearance, create an over dominant and incongruous feature which is out of character with, and fail to contribute positively to, the local area. The proposal would therefore have an unduly harmful impact on visual amenity, which is contrary to policies SP1, EN1, DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

32 Silverstone Drive, Manchester, M40 1WF
22 Stansfield Street, Newton Heath, Manchester, M40 1NF
24 Stansfield Street, Newton Heath, Manchester, M40 1NF
26 Stansfield Street, Newton Heath, Manchester, M40 1NF
23 Stansfield Street, Newton Heath, Manchester, M40 1NF
21 Stansfield Street, Newton Heath, Manchester, M40 1NF

4 Warnford Close, Manchester, M40 1PT
18 Warnford Close, Manchester, M40 1PT
12 Warnford Close, Manchester, M40 1PT
2 Warnford Close, Manchester, M40 1PT
16 Warnford Close, Manchester, M40 1PT
14 Warnford Close, Manchester, M40 1PT
10 Warnford Close, Manchester, M40 1PT
5 Exbridge Walk, Manchester, M40 1RE
1 Exbridge Walk, Manchester, M40 1RE
8 Warnford Close, Manchester, M40 1PT
6 Warnford Close, Manchester, M40 1PT

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 -
Area Team Boundary - Name: NORTH1