

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132483/FO/2021

Date registered valid: 31 December 2021

Proposal: Erection of single storey side extension, together with the installation of an access ramp and boundary treatment

Address: 19 Clibran Street, Manchester, M8 0RD

Ward(s): Cheetham Ward

Applicant: Master Abdullah Usman 19 Clibran Street, Manchester, M8 0RD

Agent (if any): Mr Shaun Stephenson MEAP (Manchester Equipment & Adaptations Partnership) 29 Poland Street, Unit 1, Manchester, M4 6AZ

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

Recommendation: Approve

Date of recommendation: 18 February 2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 14 January 2022

Standard consultations:

Printed: 7 January 2022 Expired: 28 January 2022

Neighbour notifications

Printed: 5 January 2022 Expired: 26 January 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 area

The application site relates to 19 Clibran Street within the Cheetham ward of north Manchester. The application property is a two storey, end terraced brick property. The main amenity space for the property is located to the side of the property, which measures 100.56 square metres. At the time of the site visit, the front of the amenity space was open to the street, with a brick wall located to the rear and side of the amenity space. An additional amenity space is located to the rear of the property, in the form of a courtyard, which is separate from the side amenity space.

Description of development

The submitted application seeks planning permission for the erection of a single storey side extension, together with the installation of an access ramp and boundary treatment.

The side extension would be an L shaped extension, whereby a small bathroom is positioned to the rear of the side extension, behind the new bedroom and would have a pitched roof. In its entirety (and at the largest point), the side extension would have approximate dimensions of Height: 3.78 x Length: 8.9 x Width: 5.4 metres. The bedroom would have approximate dimensions of Length: 5.3 x Width: 5.4 metres and the new bathroom would have approximate dimensions of Length: 3.6 x Width: 2.4 metres. The extension would be sited 0.5 metres (at its

closest point) from the rear boundary line. The extension would be accessible internally by a door through the lounge and an additional door would be positioned at the front of the extension to allow the disabled user the ability to access the bedroom from the ramp. The extension would involve the insertion of a door and window to the front elevation, a window to the side elevation, and a window within the new bathroom facing into the side amenity space.

Materials to be used for the side extension include:

- brick (to match existing)
- centurian low pitched roof tiles (different to existing slate)
- uPVC windows and doors (to match existing)

The side ramp would lead off the door of the side extension, giving level access to the resident from the street. The ramp would have a top landing of 1.2 x 1.2 metres, a bottom ramp of 1.5 x 1.2 metres and would have a length of 3.6 metres. A railing would extend the length of the ramp and as confirmed over email on 7 January 2022, the agent confirmed that the gradient of the ramp would be no more than 1:15. The handrail would be smooth continuous, 50mm steel powder coated handrail in black, set in concrete with supporting uprights at 1000mm centres, with a secondary safety rail to be fixed 600mm above ramp surface level, finished with 300mm nosing to end section.

The proposed boundary treatment to the front of the extension would include a low brick wall with railings above, with a gate positioned centrally. A trellis would be placed on top of the existing brick wall and parts of the wall would be raised to come in line with the highest point of the existing wall. The trellis would be made of timber and would be fixed securely to the wall with 100 x 80mm timber batons. The agent stated on 14 February 2022 that the side wall is in a state of disrepair due to the public footpath adjacent being in a state of collapse due to the tree roots in near proximity.

Amended drawings were requested from the agent, since the side extension was considered too bulky for the site. A window from the original drawing was omitted and boundary treatment around the proposal was requested due to potential safety implications.

Planning history

No planning history exists for the property, but one application is awaiting consideration and is due to be determined in late February 2022:

132599/FH/2021- Erection of single storey rear extension to form additional living accommodation.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health were consulted on the above application but had no comments to make.

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).

DC1.5 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 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 2.7 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 side extension, together with the installation of an access ramp and boundary treatment. 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

Side extension:

As stated above, the extension would be sited in the vacant green amenity space to the gable end of the host property. Due to the end-terraced positioning of the property within Clibran Street, there are no adjoining neighbours that would be impacted by the proposal. As such, there are not expected to be any loss of light or overshadowing implications to the neighbouring properties.

Those properties opposite the applicant property would experience an additional level of built form, however considering the application is for a single storey extension, any visual amenity impacts would be limited. The side amenity space in connection with the property is currently

unused and is not well maintained, negatively impacting neighbours opposite. A new door and window would be inserted in the front elevation of the property. This is typical of side extensions and would not produce further adverse privacy or overlooking implications.

Due to the open nature of the site, concerns were raised to the agent about security implications from the vantage point of the public footpath running behind the site allowing sight and easy access (due to the low boundary treatment) into the rear of the side extension. In turn, one bedroom window facing the rear elevation was omitted from the plans.

To further increase the privacy for the applicant, the bathroom 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. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. It is hoped through conditions, amended drawings and increased boundary treatment that any negative security implications would be reduced.

Access ramp:

The proposed ramp would be largely hidden from the street, due to the front boundary treatment positioned in front of the extension. As such, only the very top of the railings would be visible and as such amenity impacts to neighbouring properties would be minimal. Any negative implications in relation to the ramp would be outweighed by the need of the disabled user to gain level access into the property in this instance, pursuant to Policy DC1.5 of the UDP.

Overall, it is not considered that the proposal would have an adverse impact upon visual or residential amenity.

Design and Appearance

Side extension:

The proposed side extension has been designed sympathetically to relate to the existing property. The extension would be made of materials either to match the existing property or be similar to the property. 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.

In terms of the scale and form, it is acknowledged that the side extension is very wide in relation to the host property. However, this has been reduced through the planning process. It is acknowledged that the width is required to satisfy the needs of the disabled user at the property. Therefore, on balance any impacts in relation to design would be outweighed by the need for a better quality of life for a disabled user in this instance, pursuant to Policy DC1.5 of the UDP. Since the property is at the end of the street, no terracing effect would arise as a result of the applicant, pursuant to DC1.4 of the UDP. The increased boundary treatment proposed would help mitigate the wide nature of the extension.

Although the insertion of a new door within the front elevation of the extension is not of a standard design, the door allows the resident the opportunity to use the ramp to gain entrance into the extension using level access.

Access ramp:

The ramp would be made of a standard paved ramp detail up to door threshold and would have a gradient of 1:15. The handrails would be smooth continuous, 50mm steel powder coated handrail in black, set in concrete with supporting uprights at 1000mm centres, with a secondary safety rail to be fixed 600mm above ramp surface level, finished with 300mm nosing to end section. A materials condition has been attached to ensure that the specified materials are adhered to, and colouration is in keeping with the character of the streetscene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

The position of the ramp within the site of the property is unusual, as the Local Planning Authority would prefer the ramp to be contained within the curtilage of the property. However, this is not possible for the site and on 14 February 2022 the agent confirmed why the ramp was positioned in its location. It is not possible to install a ramp up to the host property because it would have to be built directly onto the public highway and would take up the full width of the path. The agent stated there is no front garden to accommodate a ramp and therefore they have created room on the side of the property to accommodate the ramp leaving the public highway free.

The ramp is considered appropriate for its setting and follows the advice of DDA2 at the same time of considering Building Regulations Part M. DDA2 offers a practical approach to inclusive design and ensures that the adaptations proposed are accessible in nature but relates to public buildings only.

Boundary treatment:

The boundary treatment is considered appropriate in its design and appearance to increase privacy for the residents. The trellis at the rear would offer an increased level of privacy, whilst creating soft landscaping. The brick wall with railings to the front and gate would create a suitable entrance for the extension and create a clear site boundary.

Bin storage

At the time of the site visit, bins were not stored where the side extension is proposed and as such no issues emerge.

Car parking

No off street car parking is provided for the property and as such car parking would be unaffected by this 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, and the proposal has been amended to minimise visual impacts and increase privacy measures while benefitting the needs of the disabled resident.

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 by requesting further information relating to the scheme.

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:

- Correspondence- Email Re. Gradient of Access Ramp, stamped as received by the City Council as Local Planning Authority on 7 January 2022.
- Drawing- Proposed- Sections, stamped as received by the City Council as Local Planning Authority on 7 January 2022.
- Drawing- Proposed- Elevations, stamped as received by the City Council as Local Planning Authority on 14 February 2022.
- Drawing- Proposed- Fence and Boundary Elevations, stamped as received by the City Council as Local Planning Authority on 14 February 2022.
- Drawing- Proposed- View Plan- Rev SS, stamped as received by the City Council as Local Planning Authority on 14 February 2022.

- Correspondence- Agent Email, stamped as received by the City Council as Local Planning Authority on 14 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) Before first occupation the ground floor bathroom window in the side elevation as shown on the approved 'Proposed- View Plan- Rev SS', stamped as received by the City Council as Local Planning Authority on 14 February 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.

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 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.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the drawings and documents specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) The proposed handrails shall be painted black in colour and the materials to be used for the ramp hereby permitted shall match those as stated within 'Correspondence- Agent Email' stamped as received on 14 February 2022.

Reason - To ensure that the colour appearance of the proposed access ramp is in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

7) The Boundary treatment, as indicated on Drawing- Proposed- Fence and Boundary Elevations, stamped as received by the City Council as Local Planning Authority on 14 February 2022, shall be implemented prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

24 Leicester Road, Manchester, M8 0RA
22 Leicester Road, Manchester, M8 0RA
28 Clibran Street, Manchester, M8 0RD
22 Clibran Street, Manchester, M8 0RD
17 Clibran Street, Manchester, M8 0RD
20 Leicester Road, Manchester, M8 0RA
26 Clibran Street, Manchester, M8 0RD
24 Clibran Street, Manchester, M8 0RD
20 Clibran Street, Manchester, M8 0RD

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1