

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130940/FH/2021

Date registered valid: 5 July 2021

Proposal: Erection of single storey side and rear wrap-around extension to form additional living accommodation

Address: 14 Aldridge Road, Manchester, M11 3DH

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Greg McHugh 14 Aldridge Road, Manchester, M11 3DH

Agent (if any): Mr Josh Daniel CK Architectural 13 Hessel Road, Hull, HU3 2AA

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 March 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 July 2021

Standard consultations:

Printed: 8 July 2021 Expired: 29 July 2021

Neighbour notifications

Printed: 11 November 2021 Expired: 25 November 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 site / building / area

The application relates to a modern 3 storey semi-detached dwellinghouse characterised with the elevation comprising of red brick with buff brick panel detailing along the front façade. The application property incorporates car parking at the front of the house, including boundary treatment. The application site is located in a modern residential development in the Ancoats & Beswick ward of Manchester comprising of 2 and 3 storey houses granted planning permission under: 103550/FO/2013/N2 - Erection of 125 no. x two and three storey terraced, semi-detached and detached properties with associated car parking and landscaping.

Description of development

The initially submitted plans related to the proposed erection of a part single, part two storey side extension to form additional living accommodation.

Following negotiations, the initially submitted plans have been revised in the interest of residential amenity, (dated 10/11/2021) and the description of the proposal subsequently amended to reflect the revised plans.

The revised proposal comprises a single storey side and rear wrap-around extension would be set-back 300mm from the front building line of the original dwellinghouse and would project 4600mm in width along this elevation, whilst retaining a separation distance of approximately 1576mm from the common shared boundary with nos. 23 - 27 Wynne Close. It then projects 4792mm in a straight line adjacent to the common shared boundary with nos. 23 - 27 Wynne Close, then slightly indents to achieve an acute angle, and then projects a further 7209mm, projecting beyond the rear building line of the original dwellinghouse to achieve an angular width of 7636mm along the rear elevation. The proposed maximum height would not exceed 3250mm. The extension would have one window along the front elevation and bi-fold doors along the rear elevation. The side and rear wrap round extension would incorporate a flat roof configuration which would be consistent with other dwellinghouses within the wider development which comprise two storey houses with flats roofs set behind a low parapet . In terms of materials, it is intended to use external facing materials to match the original dwellinghouse.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health – recommend conditions relating to the limitation of construction hours ; confirmation as to where bins would be stored ; and a bespoke condition relating to the installation of a gas proof membrane as set out below :-

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. Any further development must not compromise any existing remedial measures previously installed at the site as part of Planning Permission 103550/FO/2013/N2. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason -The existing development has had remedial measures installed as part of Planning Permission 103550/FO/2013/N2. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to policies DM1 and EN18 of the Core Strategy (2012).

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 EN18 (Contaminated Land)
- 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 (Residential Extensions) is considered relevant.

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

The principle of the proposal to create additional living accommodation 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 side and rear extension) – The scheme under consideration (following revisions) now relates to the erection of a single storey side and rear wrap-around extension. In view of this, and that the proposal would be contained within the curtilage of the application site which is bounded by high wooden fencing , it is considered that the revised proposal would be acceptable in this location, as it would not unduly impact on residential or visual amenity as there are no overbearing, overshadowing or loss of privacy impacts.

Design and appearance – Whilst the incorporation of a flat roof to an extension visible in the street scene would not be the preferred option , it is acknowledged that the wide housing estate is contemporary in nature and including two storey houses with flat roofs set behind a parapet.

It is therefore not considered that the revised proposal , which incorporates a flat roof , would unduly harm the character of the building or the general area, and would be consistent with other similar developments in the locality . Furthermore, the front facade of the side extension would incorporate a soldier course of brickwork to match that in the front elevation of the existing house . It is also intended to match materials with that of the existing house, although a materials condition has been attached to ensure that the materials are adhered to.

Waste management - The existing arrangement would in-part be affected. The existing amenity space with gated access along the side elevation would be lost for the most part to accommodate the proposed extension. However, a modest amenity space with gated access would be retained to store wheeled bins.

Car parking - The existing arrangements would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised 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

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, revisions to the initially submitted plans were negotiated, and the agent subsequently submitted revised plans, (dated 10/11/2021). 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. 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 05 July 2021.
- Location plan with application site edge in red; received by the city council as the local planning authority on 05 July 2021.
- Existing FLOOR PLANS AND ELEVATIONS, REV B, SHT 001, received by the city council as the local planning authority on 10 November 2021.
- Proposed FLOOR PLANS/ELEVATIONS/SITE PLAN, REV B, SH 002, received by the city council as the local planning authority on 10 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 Core Strategy (July 2012).

3) The external facing materials to be used on the extension hereby permitted shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing 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) 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. Any further development must not compromise any existing remedial measures previously installed at the site as part of Planning Permission 103550/FO/2013/N2.

Reason -The existing development has had remedial measures installed as part of Planning Permission 103550/FO/2013/N2. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to policies DM1 and EN18 of the Core Strategy (2012).

5) 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 FLOOR PLANS/ELEVATIONS/SITE PLAN, REV B, SH 002, received by the City Council as the local planning authority on 10 November 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

6) 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.

7) The storage (including segregated waste recycling) and disposal of refuse shall be undertaken in accordance with the detail shown on plan ref: FLOOR PLANS/ELEVATIONS/SITE PLAN, REV B, SH 002, and shall remain operational thereafter.

Reason - To protect the amenity of the occupants of the residential accommodation once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informative

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

20 Carbis Avenue, Manchester, M11 3DP
18 Carbis Avenue, Manchester, M11 3DP
27 Wynne Close, Manchester, M11 3TR
25 Wynne Close, Manchester, M11 3TR
23 Aldridge Road, Manchester, M11 3DH
21 Aldridge Road, Manchester, M11 3DH
19 Aldridge Road, Manchester, M11 3DH
17 Aldridge Road, Manchester, M11 3DH
15 Aldridge Road, Manchester, M11 3DH
12 Aldridge Road, Manchester, M11 3DH
10 Aldridge Road, Manchester, M11 3DH
23 Wynne Close, Manchester, M11 3TR
21 Wynne Close, Manchester, M11 3TR

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2