

Planning**Strategic Development****Delegated officer report for planning application**

Application no. 131757/FH/2021

Date registered: 28 September 2021

Proposal: Erection of a single storey side extension to form additional living accommodation

Address: 3 Warden Street Manchester, M40 2EG

Ward(s): Higher Blackley Ward

Applicant: Mrs Lesley Smith

Agent (if any): Mr Joe Jennings 3 Cribden Street Rossendale BB4 8HZ

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adammitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18/11/2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 November 2021

Standard consultations: Printed: 1 October 2021 Expired: 22 October 2021

Neighbour notifications: Printed: 1 October 2021 Expired: 22 October 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site

This application relates to the first property situated on Warden Street, this semi-detached property is situated within a residential part of the Miles Platting and Newtown Heath Ward. The property incorporates a splayed boundary with amenity space to the front, a rear garden, existing off street car parking to the front and side with boundary treatment in the form of timber fencing along the rear and shared common boundaries.

The remainder of the area is predominantly residential in nature and are houses of a similar style and size of the proposal site, however adjacent to the application site along the southern boundary is Newton Heath Jobcentre (Use Class E).

Description of Development

The application seeks planning permission for the erection of a single storey side extension to form additional living accommodation. The proposal seeks consent for an extension measuring the following dimensions: Height 3.7 metres x Width (front elevation) 2.7m and (rear elevation) 4m x Depth 5.3m. Additionally the height of the eaves is 2.8m, with 0.8m rearward projection and 3.2m distance from the shared boundary with 5 Warden Street.

Consultations & Notifications Responses

Local residents were notified however none responded.

Environmental Health advise that prior to commencement installation of a gas membrane must be followed in order to alleviate any possibility of landfill gas ingress to the building.

Policy

NPPF (2021)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are: an economic objective, a social and an environmental objective.

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.

Extant UDP Policies

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.

Local Development Framework Manchester Core Strategy (adopted 11 July 2012)

Policy SP1 identifies 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 including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents

Protect and enhance the built and natural environment

Policy DM 1 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:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- 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.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Issues

Principle

The proposed development is a one storey side extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. Within this context the proposed extension would appropriately fit seamlessly into the

character and scale of the surrounding urban fabric. However, consideration is given to the proposal's appearance, impact on the visual amenity of the area, and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

The proposed one storey side extension is not considered to pose any additional residential or visual amenity impacts currently experienced by neighbouring occupiers. The side extension will consist of a reward projection of 0.8m, creating a gap of 3.2m between the extension and the shared boundary with 5 Warden Street. Additionally, the extension will have a 9m setback from the principal elevation and therefore mitigate against any possible terracing effects.

On balance this application is considered not to have any detrimental impacts on the neighbouring properties in terms of overlooking, overshadowing or over-dominance. This is consistent with principles set out within DC1 of the Saved Unitary Development Plan and SP1 and DM1 of the Manchester Core Strategy.

The proposed development would also allow for amenity space to be retained along the front and rear of the application site, with the existing off-street car parking site to be maintained.

Overall the proposed extensions are considered to be subservient to the existing property and therefore does not create any significant impacts in terms of visual and residential amenity within the character of the general area.

Design and appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UPD policy DC1.

Parking

There is off street parking provided by the driveway at the front of the property, accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Waste Management

The site has sufficient land at the side and rear to maintain the appropriate storage of bins, including an entry point along the side boundary. It is considered acceptable and in accordance with Core Strategy policy EN19.

Negotiations

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 agent in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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 applicant/agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the application.

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 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: Local plan and drawings numbers JDL and proposed site plan received by the City Council as Local Planning Authority as City Council on 28 September 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.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason- To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the 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.

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).

Appendix 1 List of consultees and neighbours notified

Environmental Health

2 Warden Street Manchester M40 2EG

4 Warden Street Manchester M40 2EG

5 Warden Street Manchester M40 2EG

1035 Oldham Road Manchester M40 2NW

1009 Oldham Road Manchester M40 2EP

Appendix 2 Planning Constraints

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 Buffer Site 250m

Area Team Boundary- Name: NORTH1