

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131793/FH/2021

Date registered valid: 1 October 2021

Proposal: Erection of a two storey front extension to form additional living accommodation

Address: 9 Portstone Street, Manchester, M16 7LY

Ward(s): Moss Side Ward

Applicant: 9 Portstone Street, Manchester, M16 7LY

Agent (if any): Mr Martin Hill, Concept Design Architects Ltd, 5 Sandby Close, BACUP, OL13 9TP

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25.11.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 November 2021

Standard consultations:

Printed: 11 October 2021 Expired: 1 November 2021

Neighbour notifications

Printed: 11 October 2021 Expired: 1 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

This application relates to a modern two storey end terrace former Council House. The property is of brick construction with a dual pitch roof. There are large gardens to the front and rear. The front garden being fully paved and used for parking. The side gable is at the back of footpath. The property is set back from the building line formed by the rest of the terrace by 3.55 metres



Listed building: Not applicable

Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. Adjoining to the east is the remainder of the terrace, the adjoining property having been extended to the rear. To the north across Portstone Street is another terrace of properties with deep front gardens. To the west across Grierson Street is the rear yard and side elevation of the Big Western PH. To the north of the Big Western yard is a terrace of houses fronting Grierson Street. To the rear of the property across Great Western Street are terraced houses.

Description of development

Consent is sought to erect a two storey extension across the full width of the property on the front elevation. The extension would project 2.8 metres, which would result in the front face being 0.756 metres behind the front face of the adjoining property. The extension would have a dual pitch roof resulting in a valley between the existing and proposed roofs.



Existing



Proposed

The front elevation would contain four windows, two per floor and the entrance which would be provided with a canopy. A new window would be added to the side elevation at first floor level. The enlarged property would be remodelled to provide a large open plan living area and two reception room. The first floor would provide a additional bedroom, making four in total, one of which would have an en-suite and a new bathroom.

Consultations & Notification Responses

Local Residents

No representations received.

Highways

No objections

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DM1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers.

Issues

Principle

In the normal course of event there is an aversion to extensions attached to the front of a property, however in this instance the property is set behind the building line of the adjoining property. This issue is addressed in the following sections. The principle of extending a property to meet the changing needs of the occupiers accords with policy DC1.

Scale.

The proposed extension is set on the front elevation of the property and whilst it brings the elevation as a whole forward it is still set back behind the front face of the adjoining property. There is no increase in terms of height. On balance it is considered that the scale of the extension is acceptable.

Design

The proposed extension will be constructed on matching materials. When viewed from the front the main discernible difference will be the size of the windows which would be larger. In terms of the design it is not considered that the front extension would detract from the appearance of the property.

Parking

The front garden is used wholly for parking the length of the garden would be reduced by 2.8 metres, however, there would remain 8.5 metres which is more than adequate to accommodate a single vehicle as required by the Council's current practice.

Refuse storage

Is not affected by the proposed extension.

Residential Amenity.

The proposed extension sits alongside the adjoining property so there is no overbearing impact.

In respect of privacy the distance from the front elevation of the extension to the front edge of the garden of the property facing across Portstone Street is approximately 21 metres. Thus, at the front of the property privacy is not an issue. The new window in the side elevation faces the rear yard to the Great Western PH across Grierson Street. Again, it is considered that this would not give rise to any privacy issues.

Impact on the character of the area.

This is the only terrace in the immediate area that has a staggered property. On that basis it is considered that the loss of the step would not detract from the areas character.

Conclusion

It is considered that the proposed development is acceptable in all respects and accords with Council Policy.

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 in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this 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 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:

210199/A3/1.002 received 1 October 2021

210199/A3/2.000 revision A received 1 October 2021

210199/A/2.001 received 1 October 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 development shall be constructed using materials that match those in the existing building in terms of size, texture and colour.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose

(including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Big Western, 87 Great Western Street, Manchester, M16 7PA

10 Portstone Street, Manchester, M16 7LY

3 Grierson Street, Manchester, M16 7LQ

1 Grierson Street, Manchester, M16 7LQ

8 Portstone Street, Manchester, M16 7LY

7 Portstone Street, Manchester, M16 7LY

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH