

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 131686/FH/2021

Date registered valid: 22nd September 2021

Proposal: Retrospective application for the erection of single storey rear extension to form additional living accommodation

Address: 1A Stanbury Walk, Manchester, M40 7LY

Ward(s): Miles Platting and Newtown Heath Ward

Applicant: Mr S Pshko

Agent (if any): Mr Alexis Anderson-Jones, Serviam Planning,
Gainsborough House 109 Portland Street, Manchester, M1 6DN

Case officer: Adam Mitchell
Tel: 01612344165
Email: adam.mitchell@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **24/11/2021**

Application details

Type of application: Full Householder Application

Development type: Household

Date of site visit: 04.11.21

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed 24.09.21 Expired 15.10.21

Site notice: Printed and Displayed 02.11.21

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable - The Grade II Listed Building of Victoria Mill is located directly across a highway (Berkshire Road).

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site

The application site relates to a two-storey brick built terraced end property, located within a residential estate in the Miles Platting and Newtown Heath ward of North Manchester. The site benefits from garden area to the rear, boundary screening to the rear through the form of a brick wall and an off street car parking space.

This particular property is situated opposite Victoria Mill which happens to be a Grade II Listed Building. Victoria Mill was inducted into the Listed Buildings and Conservation Areas Act 1990 for its special architectural and historic interest. The mill was built in two phases in 1869 and 1873 and is still considered the prominent landmark in the area. This former six storey textile mill is located alongside the Rochdale Canal and is composed of two symmetrical mill blocks separated by an engine house. The Mill has been converted into residential apartment blocks consisting of 1,2- and 3-bedroom apartments with a total of 103 apartments. Additionally, the area is part of Miles Platting PFI regeneration area which is subject to a rolling programme of regenerative initiatives.

Description of Development

Planning permission is retrospectively sought for the erection of single storey rear extension consisting of a rear projection of 3 metres, width 5m, height of the eaves 2.6m, and maximum height being 3.5m. Furthermore, facing brickwork and roof profile

already matching the existing profile, alongside the insertion of 2 glazed windows and a door providing access to the rear garden.

It is noted that under usual circumstances the proposed extension would fall under Class A.4, Schedule 2, Part 1, The Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore would be permitted development providing there are no objections raised from adjoining occupiers.

Planning History

126166/FO/2020- Erection of two storey, end terrace dwellinghouse (Class C3) with associated boundary treatment. APPROVED at Appeal **APP/B4215/W/20/3254195**

Consultations

PUBLICITY

A site notice was posted at the application site and no representation were received.

Local Residents- None received

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

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:

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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve 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:

Chapter 8. Promoting healthy and safe communities

92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Chapter 12. Achieving well-designed places

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

UNITARY DEVELOPMENT PLAN SAVED POLICIES

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to 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 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.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

-Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

-Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

-Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 Development Management- 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, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

-Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Principle

The proposed development is a one storey rear 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. Consideration is given to the proposal's appearance, impact on the visual amenity of the area, impact on the neighbouring properties' residential amenity and the impact the extension could have on the Grade II Listed Building in relation to the policies stated above.

Residential and Visual Amenity

The proposed rear extension is not considered to have detrimental impacts on the residential amenity currently experienced by neighbouring occupiers. The extension's rear projection will match that of 1 Stanbury Walk (**131082/FH/2021 Approved**) therefore becoming flush and not overextending the rear boundary line with the adjoining property. It is therefore not considered to have a detrimental impact on neighbouring properties in terms of over-dominance, over-shadowing or over-looking.

The new window and door features are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable to the character of the property. This is considered acceptable against the principles set within DC1.4.

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 UDP policy DC1.

Waste Management

The site has sufficient land at the 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.

Heritage Impact

The Grade II listed building of Victoria Mill is situated directly across the site in a south easterly direction. It is paramount that consideration is given evaluating any potential impacts the new site possess towards this historic landmark. Sections 66 and 72 of the Listed Building Act 1990 provide that in considering whether to grant planning permission for development that affects a listed building or its setting, the local authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 16 of the NPPF establishes the criteria by which planning applications involving heritage assets should be assessed and determined. Paragraph 192 identifies that Local Planning Authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment and be utilised to assess the significance of heritage assets and the contribution they make to their environment. Furthermore, saved Policy DC19.1 of the UDP assert that Local Planning Authorities must regard and preserve the building's general setting.

For this application due to site's curtilage and Berkshire Road acting as a buffer between the nearby Grade II Listed Building, together with the established residential urban fabric, it is not considered that the proposed single storey rear extension would have a detrimental impact upon the character and appearance of the listed building or its surrounding area. Therefore, in summary the heritage significance of Victoria Mill would be maintained and not suffer as a consequence from this application.

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 Agree

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 20.2419.21 received by the City Council as Local Planning Authority as City Council on 17 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.

Appendix 1- List of consultees & neighbours notified

Site notice was produced Printed and Displayed 09.08.21

34 Berkshire Road Manchester M40 7WA

3 Stanbury Walk Manchester M40 7LY

1 Stanbury Walk Manchester M40 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- Not Affected

Coal Authority- Development Low Risk- Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary- Name: NORTH1