MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131475/FH/2021
Date registered valid:	6 September 2021
Proposal:	Erection of single storey rear and front extensions, and installation of rear dormer extension to form additional living accommodation, together with creation of a ramped access to the front and rear.
Address:	3 Pengham Walk, Manchester, M23 0NH
Ward(s):	Brooklands Ward
Applicant:	Mrs Maqbool Shahnaz 3 Pengham Walk, Manchester, M23 0NH
Agent (if any):	Ms Dawn Cooper DaC Design 62 Demesne Road, Manchester, M16 8PJ
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18 November 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: October and 18th November 2021

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 1 November 2021 Expired: 11 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
The property that is the subject of this application is a 2 storey brick built semi-detached dwelling house identified as 3 Pengham Walk in the Brooklands ward of Manchester. It is accessed off a pedestrian green, and has garden area to the front and rear of the property. The property is currently a 3 bed property. There is no dedicated parking with the property. The property is set at an angle to the property at number 1 Pengham Walk.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential in nature, comprising of a large areas of social housing in the form of semi- detached and terraced properties. Some of the properties have given over front garden areas to provide off road parking provision.

Description of development
The proposal is for the erection of a small infill extension from the existing front porch that would square off the frontage and would provide a laundry room. The internal reconfiguration of the ground floor would provide a single bedroom of a size to enable a turning circle for a wheelchair user, and a wet room to provide improved living facilities for the disabled resident. The single storey rear extension would provide an open plan family kitchen and dining area.
There is a rear dormer proposed which would provide an additional 2 bedrooms within the roof-space.
There are ramps proposed to the front and rear entrance doors again to enable improved use of the property by the disabled resident. Given the front timber boundary treatment, the front ramp would not be highly visible from within the street scene, and the ramp to the rear is enclosed by rear boundary treatments and as such would again not be visible.

There is an existing single storey store attached to the property on the rear elevation, this would be demolished to facilitate the rear extension. The rearward projection would be 3.95 metres. There would be bi-fold doors proposed in the rear elevation and velux rooflights in the single storey rear roof slope.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

Policies

National Planning Policy Framework (NPPF) - 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 re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, the NPPF states that `at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

National guidance can be found in the National Planning Policy Framework (NPPF). The central theme to the NPPF is to achieve sustainable development. The Government states that there are three overarching objectives to achieving sustainable development: an economic objective, a social objective and an environmental objective (paragraph 8).

The Development Plan

Manchester's Core Strategy Development Plan Document now forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) covers issues which need consideration including:
Appropriate siting, layout, scale, form, massing, materials and details
Effects on amenity
Accessibility
Vehicular access and car parking

Impact on the character of the property and appearance in the street scene.

It is considered that the proposed development comprising of the single storey front and rear extension are acceptable when viewed within the context of the street scene. Whilst it is in line at the front of the property this is not out of character with other development in the area. The area is currently occupied by the wheelie bins, so is not open in appearance. The single storey rear extension cannot be seen from within the street scene, and again is similar in design and appearance to other additions to properties within the area. Both the small front and and rear extensions retain subservience. A dormer extension within the existing roof would have been Permitted Development, however as the adaptation works are all being carried out at the same time, it has been included in the planning application. Again being on the rear of the property it would not be widely visible within the street scene.

There are 2 ramps proposed to enable disabled access, one would be to the front door and the other would be to the rear. Whilst the one to the front would be viewed within the street scene, due to the solid front boundary treatment it would have no greater impact than when a front garden is paved over. The ramps have been designed in accordance with the Manchester Local Care Organization plan and are proposed to be as least intrusive as possible. An on balance view has to be taken, and the fact that the improved access and adaptations would enable the disabled resident to fully enjoy their property, outweighs any minor visual impact that the proposal may have.

Therefore, the proposal would not negatively impact upon the visual amenity of the area and as such complies with policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

Design
The proposed extensions are to be constructed utilising materials to match the existing materials on the house. The extensions are modest and have been designed to be sympathetic to the host property.

Residential Amenity
The extensions take number 3 Pengham Walk no closer to the common boundaries with number 1 and 5 Pengham than the existing property, and with the gap being retained to the boundary and the proposed extensions only being single storey, it is not considered that the proposed development would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. Whilst it is acknowledged that there are windows proposed along the side boundary facing number 3 Pengham Walk, they are serving the ground floor and are set at an angle to number 1 Pengham Walk, where on their gable there is only a side door at that level. The majority of them are in the existing gable of the 3 Pengham Walk and being at ground floor do not require planning permission. There is one door to the ground floor on number 1 Pengham Walk, It is not considered therefore that the extensions proposed would create an overly dominant feature or have an overbearing impact to the detriment of the amenity of the occupiers of neighbouring property. The proposed development therefore complies with the provisions of policy DM1 of the Core Strategy.

Highways
The proposal incorporates an enlargement to the existing porch area to the frontage, this area would then become a utility room. The scheme would not affect the parking provision, as there is currently no in curtilage parking with the proposal, and as such is no different to the current situation.

Bins
The bins are currently stored to the front of the property in the recessed area, however as this is to be infilled to create the utility room, the bins would have to be relocated. There is sufficient gap alongside the property for the bins to be stored in the rear garden and transferred to the

kerb on collection day. This is in fact preferable to having them located in full view to the front of the property.

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 polices 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 problems arising in relation to dealing with the planning 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:
P01- Location plan 24th August 2021
P02- Existing Floor Plans 24th August 2021
P03- Existing Elevations 24th August 2021
P04- Proposed Floor Plans 24th August 2021
Po5RevA- Existing and Proposed Elevations. 5th 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 building in type, size, colour and texture, and the access ramps to both the front and rear of the property shall be in accordance with the approved plans.

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 and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the 'Proposed Plans' received by the City Council as Local Planning Authority on 24th August 2021 and 5th September 2021

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

Appendix 1 – List of consultees & neighbours notified

17 Boxhill Drive, Manchester, M23 0PN
21 Moorcroft Road, Manchester, M23 0WB
19 Moorcroft Road, Manchester, M23 0WB
8 Pengham Walk, Manchester, M23 0NH
6 Pengham Walk, Manchester, M23 0NH
5 Pengham Walk, Manchester, M23 0NH
4 Pengham Walk, Manchester, M23 0NH
1 Pengham Walk, Manchester, M23 0NH

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
Area Team Boundary - Name: SOUTH