

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 130502/FH/2021

**Date registered valid:** 22 June 2021

**Proposal:** Erection of two storey side extension to form additional living accommodation

**Address:** 34 Reading Close, Manchester, M11 1UA

**Ward(s):** Clayton & Openshaw Ward

**Applicant:** Michelle Warhurst 34 Reading Close, Manchester, M11 1UA

**Agent (if any):** Mr Craig Ronson Ronson Building Design Ltd 11 Barlow Park Avenue, Bolton, BL1 6QU

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

**Recommendation:** Approve

**Date of recommendation:** 27 September 2021

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 27 July 2021

### **Standard consultations:**

Printed: 30 June 2021      Expired: 21 July 2021

### **Neighbour notifications**

Printed: 7 September 2021      Expired: 21 September 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 2-storey end townhouse situated at the end of a terrace comprising of 3 pitched roof townhouses with gable elevations. The application site is located at the north-east end of a residential cul-de-sac and benefits from substantial land along the front, side and rear elevations, whilst also sharing an immediate boundary along the eastern elevation with a large warehouse unit. Further warehouses are located to the north of the site along Claytonbrook Road, to the east of the site along Louisa Street, with parkland situated to the west. Located within the application site, along the eastern elevation boundary, adjacent to the original dwellinghouse and retaining a distance of approximately 3.1 metres is a substantially large flat roof outbuilding, approximately length 9.1 metres x width 5.4 metres. The depth of the rear garden is approximately 11.4 metres from the rear building line of the original dwellinghouse to the existing rear boundary fence.

## **Description of development**

The submitted plan relates to the proposed erection of two storey side extension to form additional living accommodation. The agent was advised early on during the application process that the proposal could not be supported in its current form due to the fact that subservience had not been sufficiently demonstrated; in addition to privacy distance matters in

relation to the proposed Juliet balcony along the first floor front elevation in light of the pre-existing contextual relationship of those houses and gardens in front the application property. Furthermore, it was considered that with the loss of the existing access along the side elevation to accommodate the proposed extension, it was also unclear how refuse management arrangements would be catered for on the site. Following negotiations, revised plans were subsequently submitted (dated 06/09/2021).

The revised plans would comprise of:

- A proposed set-back of 500mm along the first floor front elevation, with the proposed roof ridge dropped below that of the original roof ridge.
- The initially proposed Juliet balcony and larger windows along the first floor front elevation have been removed and replaced with standard windows similar to those on the original dwellinghouse.
- The initially proposed Juliet balcony along the first floor rear elevation has also been removed and replaced with standard windows similar to those on the original dwellinghouse, and
- Clarification has been provided regarding on-site refuse management arrangements. The agent has advised that the bins are currently stored at the front of the property and there are no changes to this, with annotated site plan also submitted, (correspondence dated 26.08.2021)

The proposed two storey side extension: ground floor (length 7411mm x width 3140mm) and first floor (length 6911mm x width 3140mm) would be flush along the ground floor front building line of the original house and would have a lean-to pitched roof. It would be set-back 500mm along the first floor front elevation, and would have a pitched roof configuration, with windows along the ground floor and first floor facing Reading Close. Along the rear elevation, one window would be located along the roof elevation, one along the first floor, including French doors along the ground floor facing the rear garden. The proposed two storey side extension would not project beyond the front and rear building lines of the original dwellinghouse. In terms of proposed materials, the extension would be constructed in materials matching the original house and as annotated on the submitted drawings. The proposed two storey side extension would effectively result in the loss of the existing side access between the original dwellinghouse and the pre-existing outbuilding.

## **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**

Environmental Health recommend the standard gas membrane condition and informative to be attached to the application:

#### **1. GAS01**

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).

## 2. CLAND Watching Brief

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email [contact@manchester.gov.uk](mailto:contact@manchester.gov.uk) for advice on how to proceed.

## 3. Highways

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street. The vehicular access will not be altered and will remain as existing.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

In light of the above, Highways have no objections to the proposed development.

## **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 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**

As previously outlined, following negotiations, revised plans were subsequently submitted (dated 06/09/2021) and clarification provided regarding on-site refuse management arrangements, (correspondence dated 26.08.2021)

## **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 (2 storey side extension)** - In light of the pre-existing context and due to the fact that the application site is a substantially large corner plot location within the cul-de-sac and due to the fact that there are no immediate dwellinghouses along the side elevation of the application site, but rather a large warehouse unit and in light of the revisions to the initially submitted plan, it is not considered that the proposal would adversely affect the streetscene or neighbouring houses, or would it be out of character. In addition, all proposed windows and doors would either face Reading Close, or the rear garden, and there is also significant separation along the rear of the application site, and the initially proposed Juliet balcony and larger windows along the first floor front elevation have been removed and replaced with standard windows, similar to those on the original house. Furthermore, the proposed side extension is set-back 500mm along first floor front façade and the proposed roof ridge dropped below that of the original dwellinghouse. Along the ground floor front façade, a lean-to pitch roof is proposed; it is therefore considered that the proposed two storey side extension would be seen as subservient to the main house. It is however recommended that the proposed bathroom/ensuite windows are conditioned requiring them to have obscure glazing. In addition, notwithstanding the submitted details in (correspondence dated 26.08.2021 and plans dated 06/09/2021) regarding refuse management arrangements, it is recommended that a bin store condition is attached in the interest of residential and visual amenity.

**Design and appearance** - It is not considered that the proposed development would unduly harm the character of the building or the general area. Additionally, the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset. It is also intended to match materials with that of the existing, although a materials condition has been attached to ensure that the materials are adhered to.

**Waste management** - The agent has advised that the bins are currently stored at the front of the property and there are no changes to this, with annotated site plan also submitted, (correspondence dated 26.08.2021). However, notwithstanding the submitted details, it is recommended that a bin store condition is attached in the interest of residential and visual amenity.

**Car parking** - The existing arrangement would be unaffected.

**Conclusion** - For the reasons outlined above, and subject to planning conditions, it is not considered that the revised proposal would be unduly overbearing, nor would it present privacy and overlooking concerns which would adversely impact upon residential or visual amenity; pursuant with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1, DM1, SP1, EN19, T2; Saved Unitary Development Plan Policy DC 1; and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

## **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, following negotiations, revised plans were subsequently submitted (dated 06/09/2021) and details provided regarding on-site refuse management arrangements, (correspondence dated 26.08.2021). The local planning authority had no other 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:

- Location & Site Plan, Drawing No. 01;
- Existing Plans & Elevation, Drawing No. 02;
- Proposed Plans, Drawing No. 03;
- Proposed Plans, Drawing No. 04, Revision A;
- Proposed Elevations, Drawing No. 05, Revision A, all received by the City Council as the local planning authority on 06 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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing and as stated on the 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) 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 extensions hereby approved other than those shown on the revised drawings:

- Proposed Plans, Drawing No. 03;
- Proposed Plans, Drawing No. 04, Revision A;
- Proposed Elevations, Drawing No. 05, Revision A, all received by the City Council as the local planning authority on 06 September 2021.

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

5) Before first occupation of the development thereby approved, the proposed WC room window along the ground floor front elevation and the proposed ensuite room window along the first floor rear elevation to facilitate the proposed master bedroom, as shown on:

- Proposed Plans, Drawing No. 03;
- Proposed Plans, Drawing No. 04, Revision A;
- Proposed Elevations, Drawing No. 05, Revision A, all received by the City Council as the local planning authority on 06 September 2021, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - In the interest of privacy and in accordance with policies SP1 and DM1 of the Core Strategy, and saved Unitary Development Plan Policy DC1.

6) Prior to commencement of the development, the development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building, an appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to occupation of the proposed extension.

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 policies DM1 and EN18 of the Core Strategy.

7) Notwithstanding the submitted details, within 3 months of the development hereby approved, finalised details of storage arrangements for refuse, including elevational details of screening/enclosure of a bin storage area, shall be submitted to, and approved in writing by, the City Council as local planning authority. The bin storage area shall be implemented in accordance with the approved scheme and shall thereafter be so maintained.

Reason - In the interests of residential and visual amenity, and to ensure the safety of the occupiers and future occupiers, pursuant to Core Strategy Development Plan Document Policies DM1 and SP1 and saved Unitary Development Plan Policy DC1.

8) 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.

## **Informatives**

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email [contact@manchester.gov.uk](mailto:contact@manchester.gov.uk) for advice on how to proceed.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health

Police Station, 2 Claytonbrook Road, Manchester, M11 1PP  
38 Reading Close, Manchester, M11 1UA  
36 Reading Close, Manchester, M11 1UA  
32 Reading Close, Manchester, M11 1UA  
30 Reading Close, Manchester, M11 1UA  
Continental Tyres, Claytonbrook Road, Manchester, M11 1BR

## **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 Site 250m Buffer -  
Historic Landfill Site 250m Buffer -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: NORTH2