

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130899/FH/2021

Date registered valid: 26 July 2021

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

Address: 12 Blackwin Street, Manchester, M12 5LD

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mrs Julie Linder 12 Blackin Street, Manchester, M12 5LD

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 13 September 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 August 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 29 July 2021 Expired: 19 August 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 modern 2-storey red brick colour end terrace dwellinghouse within a residential area of Gorton and Abbey Hey ward. The application property benefits from amenity space along the front and rear elevations, existing front porch and fully block paved front driveway with boundary treatment and gated access along the back of pavement. A public path runs along the side elevation of the application site. The rear boundary treatment is defined by timber panel fencing approximately 1.8 metres high. Projecting from the rear building line of the primary dwellinghouse and abutting the public footpath along the side elevation is a single storey flat roof rear extension (approximately length 1800mm x width 992mm) which appears to an original character feature of these house within the neighbourhood. There is an existing outbuilding site within the rear garden along the rear boundary fence and the common shared boundary with no. 14 Blackwin Street.

Description of development

The submitted proposal relates to the erection of a of single storey rear extension to form additional living accommodation. The proposed single rear extension, (length 3600mm x width 6500mm x maximum height 3500mm) would be sited adjacent the public footpath along the side elevation of the application site and would project from the rear building line of the original

house 3600mm into the rear garden. The proposed extension would be stepped way 150mm from the common shared boundary with no. 14 Blackwin Street, leaving a small gap. A door opening and French doors are proposed facing the rear garden; with a further 3 window openings within the roof slope. In terms of external facing materials, it is intended to use materials matching those on the original dwellinghouse.

Site Planning History

130639/PDE/2021 - Prior notification of proposed larger home extension projecting 3.6m to the rear with a maximum height of 3.5m and a height at eaves of 2.3m - Turned Away (Legislative) - 22.06.2021

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

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, and subsequently in July 2021. 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:

- o Chapter 8: Promoting healthy and safe communities.
- o 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:

- o Policy DM 1 (Development Management)

- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o 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

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 (single storey rear extension) – The property has an existing single storey flat roof side extension projecting from the rear building line of the primary dwellinghouse and abutting the public footpath along the side elevation (approximately length 1800mm x width 992mm. This is an original character feature of these house within the neighbourhood. Due to the proposed extension being single storey, located along the rear elevation and that there would be separation from the properties along the rear elevation, due to the public footpaths and the proposed extension would be stepped away 150mm from the common shared boundary with no. 14 Blackwin Street, it is not considered that the proposal would unduly impact on residential amenity. In addition, the submitted proposal is the same scheme which was

previously submitted under planning application reference number 130639/PDE/2021 - prior notification of proposed larger home extension projecting 3.6m to the rear with a maximum height of 3.5m and a height at eaves of 2.3m,. This application , however had to be turned away due to legislative reasons, and the proposed development has therefore been submitted as a full householder application.

The proposed maximum rearward projection at 3600mm is within the guidance set out in saved policy DC1 regarding rearward extensions. The proposed development would also retain approximately 4 metres depth of the rear garden. On balance, it is considered that the proposal would not present any significant adverse impacts on residential or visual amenity.

Impact of works (Design and appearance) - The design would reflect the characteristics of development in the area, and in terms of proposed materials, it is intended to use external facing materials in keeping with the original house which are considered to be acceptable in design terms, although a condition has been attached to ensure that materials are adhered to.

Impact of works - (Car Parking / Highways issues) - No impact on existing arrangement.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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

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:

- o Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 29 June 2021.
- o Existing and Proposed Floor Plans and Elevations, DRAWING No. 002, REV: A, received by the City Council as the Local Planning Authority on 29 June 2021.
- o Supporting Information, received by the City Council as the Local Planning Authority on 29 June 2021.
- o Existing Plans and Elevations, DRAWING No. HC - 21465 - (60) - 01, REVISION A, received by the City Council as the Local Planning Authority on 26 July 2021.
- o Proposed Plans and Elevations, DRAWING No. HC - 21465 - (60) - 02, REVISION A, received by the City Council as the Local Planning Authority on 26 July 2021.
- o Proposed Floor Plan, DRAWING No. HC - 21388 - (60) - 01, received by the City Council as the Local Planning Authority on 26 July 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 external facing materials to be used on the extension hereby permitted shall match those of the existing building in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: 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 development hereby approved other than those shown on:

- o Existing and Proposed Floor Plans and Elevations, DRAWING No. 002, REV: A, received by the City Council as the Local Planning Authority on 29 June 2021.
- o Existing Plans and Elevations, DRAWING No. HC - 21465 - (60) - 01, REVISION A, received by the City Council as the Local Planning Authority on 26 July 2021.
- o Proposed Plans and Elevations, DRAWING No. HC - 21465 - (60) - 02, REVISION A, received by the City Council as the Local Planning Authority on 26 July 2021, and
- o Proposed Floor Plan, DRAWING No. HC - 21388 - (60) - 01, received by the City Council as the Local Planning Authority on 26 July 2021.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy SP1 and DM1 Core Strategy for the City of Manchester.

5) 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.

Appendix 1 – List of consultees & neighbours notified

27 Blackwin Street, Manchester, M12 5LD
10 Blackwin Street, Manchester, M12 5LD
23 Blackwin Street, Manchester, M12 5LD
17 Blackwin Street, Manchester, M12 5LD
14 Blackwin Street, Manchester, M12 5LD
20 Danett Close, Manchester, M12 5LU
8 Blackwin Street, Manchester, M12 5LD
25 Blackwin Street, Manchester, M12 5LD
21 Blackwin Street, Manchester, M12 5LD
19 Blackwin Street, Manchester, M12 5LD
26 Danett Close, Manchester, M12 5LU
24 Danett Close, Manchester, M12 5LU
22 Danett Close, Manchester, M12 5LU
18 Danett Close, Manchester, M12 5LU
16 Danett Close, Manchester, M12 5LU
14 Danett Close, Manchester, M12 5LU
12 Danett Close, Manchester, M12 5LU

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2