

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130107/FH/2021

Date registered valid: 20 April 2021

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

Address: 41 Manby Road, Manchester, M18 7RG

Ward(s): Longsight Ward

Applicant: Mr D D Mukherjee C/o Agent

Agent (if any): Mr Michael Baluwa FMB Design Ltd--Architects 2 Amani Street, Manchester, M14 7TL

Case officer: Harriet Aidoo
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Recommendation: Approve

Date of recommendation: 30 June 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 26 April 2021 Expired: 17 May 2021

Neighbour notifications

Printed: 10 June 2021 Expired: 29 June 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 a 2 storey inter-war dwellinghouse located within a large triangular plot in a predominantly residential area of Longsight ward. The application property benefits from amenity along the front, side and rear elevations with all round boundary treatment. The amenity space to the front of the house is currently in-part block paved for parked vehicles with gated access. There is existing boundary treatment, ranging between 1-1.8 metres in height. The application site fronts onto Nutsford Vale, a public recreational space.

Description of development

Consent is sought for a single storey side extension to form additional living accommodation. Following negotiations, the initially submitted plan has been slightly revised in the interest of residential amenity, (dated 16/06/2021).

The revisions include:

- o The proposed width has been pulled in and would not exceed 3500mm in width along the front elevation and 2876mm along the rear elevation.

- o Proposed side facing windows have been removed.
- o A window would face Manby Road to serve a proposed guest bedroom, and another smaller window along the rear elevation to serve the shower and w/c room, along with a door to access a proposed lobby area linking to the main dwellinghouse.
- o A proposed minimum access of 900mm would be retained between the side elevation of the extension and the existing common boundary timber fence with nos. 22 and 24 Searby Road.

The proposed single storey side extension would be set-back 300mm from the front building line of the main house. It would then project 6900mm along the side garden, tapering in more along the rear, then flush with the rear building line of the main house. The proposed maximum height would not exceed 3570mm. A shallow lean-to pitch roof configuration is proposed, and in terms of proposed materials, it is intended to use materials matching the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. An email was received from a local resident advising they had contacted the department to get more information about the proposed house extension. They advised they had not received a notification letter, and were not aware that the landlord has this plan to make the extension for his own accommodation, but felt they had not got much information to be able to know if the extension would have any impacts on them once the work is completed. They queried whether the proposed extension would be used as a separate house on its own once the work is completed.

Neighbours were re-notified following revisions to the initially submitted plan. No comments, objections, or representations were received.

2. Environmental Health

Condition recommended - Installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building as the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas.

POLICIES

The following policies are considered relevant in the consideration of this application.

1. The National Planning Policy Framework (NPPF), (February 2019)

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

- 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 Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

- o In addition, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The document advises that high quality design is a vital attribute of successful neighbourhoods.

- o Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

- o Paragraph 2.14 goes on to say: it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

- o Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

As previously outlined, the initially submitted plan has been slightly revised in the interest of residential amenity, (dated 16/06/2021).

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 (single storey side extension) - Given the existing context, and due to the fact that the proposed single storey side extension would be set-back 300mm from the front building line of the main house and it would be flush with the rear building line of the main house, with the proposed maximum height not exceeding 3570mm, it is considered that the proposal would be seen as subservient to the main house. In addition, the revised scheme has led to a side extension which is reduced in width and would now not exceed 3500mm along the front elevation, and be 2876mm in width along the rear elevation. The initially proposed side facing windows have also been removed and all new windows would now face Manby Road, or the rear elevation. A proposed minimum access of 900mm would be retained between the side elevation of the extension and the existing common boundary timber fence with nos. 22 and 24 Searby Road. The proposed shallow lean-to pitch roof configuration is also considered acceptable to mitigate any potential issues from massing. It is therefore considered that the proposal would not adversely affect the streetscene or neighbouring houses, in relation to visual amenity, nor would it be out of character with similar developments in the neighbourhood. The proposed extension would also be significantly screened behind the side and rear common boundary fence, and there is also significant separation from the highway; therefore on balance and subject to conditions it is considered that the revised proposal would not present any significant adverse impacts on residential or visual amenity.

Design and appearance - It is not considered that the revised proposal 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 existing arrangement would in-part be affected, however, a minimum access of depth 900mm would be left along the side garden between the side elevation of the proposed extension and the common shared boundary to allow for access and the movement of wheeled bins.

Car parking - The existing arrangement would be unaffected.

Comments - In terms of comments received, these have been duly considered in the issues section above. The other comments raised are civil matters and therefore cannot be considered as part of this planning application.

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, the initial plan has been slightly revised in the interest of residential amenity, (dated 16/06/2021). 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:

- o Location/site plan with application site edge in red, DRAWING NO: PS/A103, REVISION: A, received by the city council as the local planning authority on 20 April 2021.
- o Existing Floor Plans and Elevations, DRAWING NO: PS/A101, REVISION: A, received by the city council as the local planning authority on 20 April 2021.

o Proposed Floor Plans/Elevations/Sections and 3D Views, DRAWING NO: PS/A102, REVISION: E, received by the city council as the local planning authority on 16 June 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 (July 2012).

3) Notwithstanding the details stated on the submitted information, prior to erection of the above ground works, samples of the external facing materials to be used on the extension hereby permitted shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved materials.

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 (1995), and policy DM1 of the Manchester Core Strategy (July 2012).

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: Proposed Floor Plans/Elevations/Sections and 3D Views, DRAWING NO: PS/A102, REVISION: E, received by the city council as the local planning authority on 16 June 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester (July 2012).

5) Prior to the commencement of 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 (July 2012).

6) The development hereby permitted shall not be used as a separate self-contained residential unit, and shall only be used for purposes ancillary to the residential use of the main house at 41 Manby Road.

Reason - To use the property for any other purpose would result in an over intensive use of the property to the detriment of residential amenity, pursuant to policy SP1 and DM1 of the Core Strategy.

7) 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 part of the resulting dwelling shall be used for any other purpose than 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.

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 (July 2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

24 Searby Road, Manchester, M18 7RQ
9 Manby Square, Manchester, M18 7RX
11 Manby Square, Manchester, M18 7RX
22 Searby Road, Manchester, M18 7RQ
20 Searby Road, Manchester, M18 7RQ
18 Searby Road, Manchester, M18 7RQ
39 Manby Road, Manchester, M18 7RG

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
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2