

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129591/FH/2021

Date registered valid: 4 May 2021

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

Address: 1 Grasmere Street, Manchester, M12 5TE

Ward(s): Levenshulme Ward

Applicant: Mahi Property Ltd Mahi islam Mahi Property Ltd 22 East Union Street, Manchester, M16 9AE

Agent (if any): Mr Hesham Hassan Cubes Contracting Limited 26 Beever Street, Manchester, M16 9JR

Case officer: Harriet Aidoo
Tel: 0161 234 4532
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Recommendation: Approve

Date of recommendation: 19 July 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 July 2021

Standard consultations:

Printed: 7 May 2021 Expired: 28 May 2021

Neighbour notifications

Printed: 8 July 2021 Expired: 23 July 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 an end-of-terrace dwellinghouse with the frontage to back of pavement, and an enclosed and gated rear yard area. Open alleyways run along the southern and eastern elevations of the application site; abutting the eastern alleyway is Nutsford Vale, a public recreational space. Given the nature of the houses along Grasmere Street car parking is on-street.

Description of development

The submitted proposal relates to the erection of single storey rear extension to form additional accommodation.

The submitted information indicates that the existing dwellinghouse has lounge and kitchen facilities on the ground floor, two bedrooms and a bathroom on the first floor, and a third bedroom and shower room in the loft space with a window along the rear roof elevation. The submitted proposal seeks to create an additional room and bathroom at ground floor level; and

to internally reconfigure the existing front lounge - annotated as "room" on the proposed plans; resulting in potentially 5 bedrooms at the property.

Concerns were raised with the agent regarding the initially submitted plan involving a proposed flat roof extension. Following negotiations, the initially proposed roof configuration has been revised in the interest of designing out crime, (revised plans dated 05/07/2021).

The revised proposed single storey rear extension (length 5.1 metres x width 3.6 metres x maximum height 3.9 metres) would project 5.1 metres from the rear building line of the original dwellinghouse to the existing rear boundary wall, and would be sited along the existing shared boundary wall with no. 3 Grasmere Street, to cover the full depth of the existing rear yard area. A proposed maximum distance of 3.61 metres would be left between the side elevation of the extension and the existing boundary along the eastern alleyway abutting Nutsford Vale. A mono-pitched roof design is proposed, with 2 windows and a door facing the common boundary with the eastern alleyway abutting Nutsford Vale. In terms of external facing materials, it is intended to match those with the existing dwellinghouse.

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.

2. Environmental Health

No comments regarding the application on this occasion.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

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

- 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) - In light of the existing context; and due to the fact that the revised plan has negotiated a change to the initially proposed flat roof design, and due to the fact that there are various single storey rear extensions along this row of terrace houses covering the full depth of the rear yard, and the proposal would also be sited along the rear of the application site and would not be visible along the highway, and can only be seen by the occupiers of the immediate site, specifically those at no.3 Grasmere Street, and those properties along the rear of the application site, it is considered that the proposal would not adversely affect the streetscene or neighbouring houses, or would it be out of character with similar developments in the neighbourhood. In addition, although the proposed rearward projection at 5.1 metres is (1.4 metres) in excess of the guidance set out in saved policy DC1 regarding rearward extensions; however, it is within the guidance set out for a larger home extension application, and given the size of the rear yard area and the contextual relationship along the side and rear elevations, it is considered that the proposal could be accommodated in this location. For the reasons outlined and subject to conditions; on balance, it is considered that the revised 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 by the proposal.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (February 2019); 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

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 05/07/2021). 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 Site Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 04 March 2021.
- o Existing Floor Plans and Elevations, Dwg No: 1, received by the City Council as the Local Planning Authority on received by the City Council as the Local Planning Authority on 04 March 2021.
- o Revised Proposed Floor Plans and Elevations, Dwg No: 2, received by the City Council as the Local Planning Authority on 05 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) Notwithstanding the materials annotated on the elevation plans and on the submitted information, prior to above ground works, details of the external facing materials to be used on the extension wall and roof 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 - 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: Revised Proposed Floor Plans and Elevations, Dwg No: 2, received by the City Council as the Local Planning Authority on 05 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) Before first occupation of the development thereby approved, the proposed window along the side elevation to serve the bathroom and as illustrated on: Revised Proposed Floor Plans and Elevations, Dwg No: 2, received by the City Council as the Local Planning Authority on 05 July 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 - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies EN1, SP1 and DM1 of the Core Strategy.

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 1 Grasmere Street.

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

5 Grasmere Street, Manchester, M12 5TE
2 Grasmere Street, Manchester, M12 5TE
25 Ringwood Avenue, Manchester, M12 5TP
27 Ringwood Avenue, Manchester, M12 5TP
3 Grasmere Street, Manchester, M12 5TE

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 -
Area Team Boundary - Name: NORTH2