MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129626/FH/2021
Date registered valid:	29 March 2021
Proposal:	Erection of single storey side and rear extension to form additional living accommodation
Address:	168 St Marys Road, Manchester, M40 0AQ
Ward(s):	Moston Ward
Applicant:	Mr Mark Lomas 168 St Marys Road, Manchester, M40 0AQ
Agent (if any):	Mr Chris Wilkinson CD Wilkinson Plans 5 Highmeadow, Outwood, M26 1YN
Case officer:	Eve Woolstencroft Tel: 0161 234 4533 Email: eve.woolstencroft@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	17 May 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 30 March 2021 Expired: 20 April 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area
The submitted application relates to two storey semi-detached property located in a predominately residential area in the Moston area of North Manchester. The property has a large side and rear garden and has an existing two storey outrigger.

Description of Development
The submitted application seeks planning permission for the erection of single storey side and rear extension to form additional living accommodation. The proposal would involve the demolition of the existing single storey rear outrigger/extension which has a rear projection of approx. 1.8 metres. The proposed rear extension would have a rear projection of approx. 3.5 metres, maximum height of approx. 3.4 metres and height to the eaves of 2.4 metres. The side extension would have a width of 2 metres and would not come forward of the rear elevation of the original property.

Consultations & Notification Responses

Local residents were notified however no responses were received.

Environmental Health - recommendation of a Gas Membrane condition.

Policy

NPPF (2019)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.
The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

a)an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
The following specific policies are considered to be particularly relevant to the proposed development:

i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.
Saved UDP Policies
A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

Policy DC1.1 - Relates to residential extensions and in this case requires consideration of: the impact of the general character of the property; the effect upon the amenity of neighbouring occupiers; the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs and the overall appearance of the proposal in the street-scene. Given the requirements of the resident it is considered that this policy is relevant and the proposed design represents an appropriate response

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies are relevant for this application:

Policy DM 1 - Development Management
All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:
-Appropriate siting, layout, scale, form, massing, materials and detail.
-Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
-Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
-Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
-Design for health.
-Adequacy of internal accommodation and external amenity space.
-Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
-Flood risk and drainage.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:
-Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
-Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Issues

Principle of Development

The proposed Development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential Amenity

The proposed rear extension would replace the existing single storey extension which has a projection of approx. 1.8 metres and width of 2.9 metres adjacent to the shared boundary with no. 170 St Marys Road. The proposed rear extension would increase this projection by 1.7 metres totalling approx. 3.5 metres along the rear elevation.
The existing rear extension appears to be original and the neighbouring adjoining property has an extension with the same dimensions.

The proposed rear extension would be along the boundary with no. 170 St Marys Road has a limited projection of 3.5 metres adjacent to the adjoining boundary at single storey with a maximum height of approx. 3.5 metres.

Overall, given the relationship of the application property to the neighbouring boundaries, it is not considered to give rise to any significant additional or adverse overbearing or

overshadowing impacts on neighbouring occupiers in accordance with saved UDP policy DC1 and Core Strategy policy DM1.

There are no proposed windows on the side elevations facing the adjoining neighbouring property and the only proposed openings would overlook the rear and side gardens of the application property which has a significant distance to the boundary, and therefore there are no be any overlooking impacts associated with the development.

Visual Amenity
The proposed side extension would be visible within the street scene on St Marys road however due to the significant set back the extension would not be prominent. The proposed extension has been revised from a flat roof design to a pitched roof and has now been revised to have a window in the front elevation which has a better visual relationship to the street scene. The applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms and would not have any adverse impact on the character of the property or surrounding area.
Due to the above mentioned reasons, the proposed extension is considered to be acceptable and in accordance with Saved UDP Policy DC1 and Core Strategy Policy DM1.

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. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with the policies within the Development Plan.

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 Plan received by the City Council as Local Planning Authority on 08 March 2021.
-Existing and Proposed Plans and Elevations ref. 2174_MOS_01_Planning_Rev_A received by the City Council as Local Planning Authority on 04 May 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, or be similar to, those of the existing building in type, size, colour and texture.

Reason - To ensure 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 DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) 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)

Appendix 1 – List of consultees & neighbours notified

3 Marleyer Close, Manchester, M40 0AB
17 Marleyer Close, Manchester, M40 0AB
9 Marleyer Close, Manchester, M40 0AB
7 Marleyer Close, Manchester, M40 0AB
5 Marleyer Close, Manchester, M40 0AB
1 Marleyer Close, Manchester, M40 0AB
172 St Mary's Road, Manchester, M40 0AQ
13 Marleyer Close, Manchester, M40 0AB
15 Marleyer Close, Manchester, M40 0AB
170 St Mary's Road, Manchester, M40 0AQ
St Marys Nursing Home, 171 St Mary's Road, Manchester, M40 0BN
11 Marleyer Close, Manchester, M40 0AB
19 Marleyer Close, Manchester, M40 0AB

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1