

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141991/FH/2025
Date registered valid: 27 January 2025
Proposal: Erection of part single, part two storey side extension to form additional accommodation
Address: 20 Assisi Gardens, Manchester, M12 5AS
Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Nadeem Salim, Aspire Homes Residential
Agent (if any): Mrs Dawn Winterbottom, Plans Drawn
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 19 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 February 2025

Standard consultations:

Printed: 29 January 2025 Expired: 19 February 2025

Neighbour notifications

Printed: 29 January 2025 Expired: 19 February 2025

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: No

Tree Preservation Order: No

Description of site / building / area

The application property is a modern, pitched roof, red brick built, end-terraced townhouse within a residential housing estate of Gorton and Abbey Hey ward. It is a corner property, along a short row of three houses, and is visually prominent along Assisi Gardens, and from Brinsop Square highway.



(Site visit, 11.02.2025)



The application property has modest land to the front, side and rear, enclosed with boundary fencing along the significant perimeter, whilst incorporating a gated access along the side elevation. The front garden is in-part hard surfaced to accommodate off-street parking for 1no. vehicle, and wheeled bins are stored along the side garden, screened behind boundary treatment.

St Francis' RC Primary School is broadly to the north-west of the application site, with Gorton Monastery, a Grade II* Listed Building along the southern elevation of the site.

Site History:

- No pre-application advice sought from the local planning authority in relation to this application.
- 036452 - Erection of 38 dwellinghouses, APPROVED 12.07.1990
- 034103 - Elevational alterations in connection with conversion of the building to a nursing home, APPROVED 22.06.1989
- 025383 - Use of former vocational school as a residential care/nursing home, APPROVED 13.11.1985
- F15616 - Residential development, after demolition of school and parochial hall, APPROVED 30.07.1981
- F15615 - Industrial development after demolition of school and parochial hall, REFUSED 30.07.1981

Description of development

The submitted application relates to a proposed part single, part two storey side extension, together with a front porch.

With regards to the proposed front porch, in light of the planning permission that granted consent for the housing development on the site, (ref. no. 036452), and given the permitted development (pd) fall-back position, it is considered that the proposed front porch element on its own, measuring approximately (1088mm deep x 1793 metres wide x 3510mm maximum height) would not have required an application for planning permission in the first instance had the height not exceeded pd limitation.

The proposed part single, part two storey side extension element would be stepped-away from the common shared boundary fence to the back of pavement to leave a small gap of approximately 168mm. Along the ground floor, it would be flush with the front and rear building lines of the original dwellinghouse and would measure approximately (7020mm deep x 2621mm wide x 3464mm maximum height) and would comprise of a lean-to pitched roof and include windows along the front and rear elevations.

The first floor would be sited above, whilst being set-back approximately 1012mm from the first floor front building line of the host building and would measure approximately (5962mm deep x 2621mm wide). It would comprise of a hip roof, with the proposed ridge height set above the existing ridge and would include windows along the front and rear elevations.

It is intended to use external facing materials matching the existing house.

Consultations & Notification Responses

1. Local residents / Public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments were received by local residents.

2. Cadent Gas

Cadent Gas have no objection to the application, but recommended an informative note is attached to any recommendation for planning approval.

POLICY

The following guidance, policy and legislation are considered to be relevant to the proposed development.

1. Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

2. The National Planning Policy Framework (NPPF), (December 2024)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

- Chapter 4 - Decision-making
- Chapter 12 - Achieving well-designed places
- Chapter 8 - Promoting healthy and safe communities
- Chapter 2 - Achieving sustainable development

3. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications and therefore be given significant weight in the planning balance. The following policies are considered to be relevant:

- JP-S1: Sustainable development
- JP-P1: Sustainable Places

4. Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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 Core Strategy policies are relevant to the proposed development:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)

5. Saved Unitary Development Plan (UDP), (1995)

- Saved Policy DC1 for Residential Extensions.

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

- Chapter 2: Design

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.

ISSUES

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context.

Policies DC1.1, DC1.2 and DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle of development

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. In this instance the principle of the proposal is considered acceptable however, further consideration of the proposals visual amenity and residential amenity impacts are set out below.

Visual Amenity

Having assessed the submitted plan, and on balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP, and policy DM1 of the Core Strategy as well as the general requirements set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Consideration has been given as to whether the scale, massing, design and appearance of the proposed extension is acceptable. In addition, consideration has been given to any impact the proposed extension may have on the residential and visual amenity of neighbouring occupiers.

There were some initial concerns with the siting of the part single /part two storey side extension and its relationship to the street. However, it is noted that the property to the rear at number 18 is set forward of the side gable of the application property, as such the street building line would be respected, and the side extension projection is not considered to give rise to significant impacts despite the relationship to the street.

The setting back of the proposed first floor side extension by approximately 1012mm along the front elevation, and would follow the existing rear building line, and would be stepped-away from the common shared boundary to the back of pavement to leave a small gap of approximately 168mm, it would project approximately 5962mm deep along the back of pavement at first floor level, and would project approximately 2621mm wide beyond the existing first floor, southern side elevation, of the Assisi Gardens highway.

Given the set back and use of hipped roof the size, scale, width, bulk, and massing impact is considered acceptable, the use of matching materials would further assist the scheme to assimilate into the street and not form an unduly overbearing appearance to neighbouring occupiers and wider neighbourhood.

The front porch requires permission in this instance due to its height. The proposals is considered to be acceptable the inclusion of side facing windows in the porch is not considered to give rise to impacts on residential amenity given its siting and separation from the adjoining property and that on the opposite side of Assisi Gardens.

As the proposals would remove the existing side access gate used for the moving of waste bins for collection a condition is proposed to ensure details of the storage of waste bins is in place is proposed.

Residential Amenity

The proposal incorporates ground and first floor windows to the front and rear elevations. The rear first floor window would be to a bathroom and it is proposed to include a condition that this window be obscurely glazed. The ground floor serves an enlarged kitchen, this window would have a similar relationship to existing ground floor patio windows and given this looks towards

garden fence and the blank gable of the house beyond it is not considered to give rise to unacceptable impacts on residential amenity in terms of overlooking or loss of privacy.

The front facing windows reflect the relationship of existing windows to the street and would not given rise to unacceptable impacts on residential amenity.

Given the siting of the extension and orientation it is not expected that the proposals would cause loss of light or overshadowing to existing residential properties more substantial than the existing property does.

The front porch includes side facing windows, this is not considered to give rise to impacts on residential amenity given its siting and separation from the adjoining property and that on the opposite side of Assisi Gardens.

For the reasons outlined, the proposed development the proposal is considered to be in general accordance with saved UDP policies DC1.1 a), DC 1.1 b), DC1.1 c), DC1.1 d); DC1.2 a); policy DM1, SP1, EN1, EN19 of the Core Strategy; and the guidance set out in policy JP-P1: Sustainable Places of Places for Everyone Joint Development Plan Document; and the Guide to Development in Manchester Supplementary Planning Document.

Other matters

The provision of the porch would not impact the provision of off street parking space which is located to the front of the proposed side extension.

The waste bins appear to be currently stored at the side of the property as such a condition relating to the details of the provision of a waste bin store is to be attached to any approval.

Conclusion

The proposed development would allow the adaptation of the existing house to meet changing residential needs and is considered to be acceptable and in general conformity with the adopted planning policies in place.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 application has been determined in a timely manner and appropriate conditions have been recommended.

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:

- 'Proposed elevations and floor plans' reference 02
- 'Proposed Block Plan' reference 03

Both as received on the 27th January 2025

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) Before first occupation of the extension hereby approved, the first floor bathroom window as shown on the approved Drawing- 'Proposed elevations and Floor Plans' reference 02 as received by the City Council as Local Planning Authority on 27th January 2025, shall be obscure 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 SP1 and DM1 of the Core Strategy.

4) The materials to be 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.

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.

5) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

6) Prior to the first use of the extension 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. Prior to the extension first being occupied 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, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, and DM1 of the Core Strategy (July 2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

12 Assisi Gardens, Manchester, M12 5AS
5 Assisi Gardens, Manchester, M12 5AS
3 Assisi Gardens, Manchester, M12 5AS
24 Assisi Gardens, Manchester, M12 5AS
22 Assisi Gardens, Manchester, M12 5AS
18 Assisi Gardens, Manchester, M12 5AS
16 Assisi Gardens, Manchester, M12 5AS
14 Assisi Gardens, Manchester, M12 5AS
10 Assisi Gardens, Manchester, M12 5AS
4 Assisi Gardens, Manchester, M12 5AS
7 Assisi Gardens, Manchester, M12 5AS
1 Assisi Gardens, Manchester, M12 5AS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA