

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142055/FH/2025
Date registered valid: 4 February 2025
Proposal: Erection of first floor side extension to form additional living accommodation
Address: 15 Shelford Avenue, Manchester, M18 7DF
Ward(s): Longsight Ward

Applicant: Mr Omer Gillani
Agent (if any): Mr Frank Summerfield, Torplan Ltd
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 31 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 February 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 February 2025 Expired: 4 March 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 relates to a quasi-semi-detached dwellinghouse within a residential area of Longsight ward. The property sits on a triangular shaped plot, which has a diagonal boundary with the adjoining property, 17 Shelford Avenue.



(Site visit 26.02.2025)



The application site benefits from amenity space to the front, side and rear elevations, with off street parking provision along a fully hard surfaced front driveway. There is a defined boundary treatment consisting of approximately 1 metre high brick wall with 1.5 metre high piers to front boundary, with the side and rear elevations comprising of approximately 1.8 concrete base, pillars and wooden fence panels. There is an existing single storey side extension, including a gated access close to the common shared boundary with no. 17 Shelford Avenue providing a screened bin store area.

Site History

- o 079638/FH/2006/N2 - Erection of 1 metre high brick wall with 1.5 metre high piers to front boundary, APPROVED, 07.08.2006
- o 131192/LP/2021 - Certificate of Proposed Lawful Development for single storey rear extension, APPROVED, 24.09.2021
- o 126705/FH/2020 - Erection of single storey side extension to facilitate additional living accommodation, APPROVED, 25.06.2020

Description of development

The submitted plan proposes a first floor side extension to form additional living accommodation.

There is an existing single storey side extension, consented by planning permission (ref.no. 126705/FH/2020). The proposed extension would be sited above, whilst being set-back approximately 200mm from the front building line of the original house and would measure approximately 4000mm wide along the front elevation. It then projects in a straight line approximately 3887mm deep, then it cranks diagonally a further 3667mm along the common boundary with no.17 Shelford Avenue and then flush with the rear building line of the original

dwellinghouse approximately 1642mm wide. It would comprise of a hip roof with the proposed roof ridge set below that of the original roof ridge, and would include windows along the front and rear elevation. It is intended to use external facing materials to mirror the existing rear extension and original dwellinghouse.

Consultations & Notification Responses

1. Local residents / public opinion

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

POLICY

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

1. The National Planning Policy Framework (NPPF), (December 2023)

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:

- o Chapter 12: Achieving well-designed places.

2. 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 policy is considered to be relevant:

- o JP-P1 - Sustainable Places

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

- o Policy DM1 (Development Management)

- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

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

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

- o Chapter 2: Design

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; provided that there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Consideration must therefore be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and visual amenity

Impact of works - In this instance, the proposal effectively involves extending above the existing single storey extension footprint - (planning permission ref.no. 126705/FH/2020). Its contextual relationship along the boundary no. 17 Shelford Avenue, the existing space between the properties, and the ridge of the proposed roof line being set below that of the original dwellinghouse, it is considered that the proposed development would be seen as a proportionate addition to the original dwellinghouse. In addition, there is a significant separation from the Shelford Avenue highway, thereby mitigating from any significant adverse impacts from visual intrusion into the street scene; coupled with the proposed hip roof design which is considered to mitigate any issues relating to scale and massing. It is not considered that the proposal would provide overlooking / loss of privacy, a condition has been recommended in relation to an obscure glazing requirement and controlling the insertion of further windows. The proposal would not result in such an undue loss of light over and above the existing site arrangement that would warrant the refusal of consent and it is not considered to provide an overbearing impact. Therefore, on this basis, and on balance, and subject to planning conditions, it is considered that the proposal could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - It is not considered that the proposed development would unduly harm the character of the building or the general area as it is intended to match materials with that of the existing. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Waste management) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Conclusions - 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 (2023) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-P1 - Sustainable Places of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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 local Planning Authority in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. In this instance, the local planning authority had no 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 Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 04 February 2025.
- o Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 04 February 2025.
- o Existing Floor Plan and Elevations, Drawing No. 01, Rev 0-, received by the City Council as the Local Planning Authority on 04 February 2025.

o Proposed Floor Plan and Elevations, Drawing No. 02, Rev 0-, received by the City Council as the Local Planning Authority on 04 February 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those of the existing dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the 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 policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (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 development hereby approved other than those shown on: Proposed Floor Plan and Elevations, Drawing No. 02, Rev 0-, received by the City Council as the Local Planning Authority on 04 February 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Before first occupation of the development thereby approved, the proposed "Ensuite" window along the elevation and as shown on: Proposed Floor Plan and Elevations, Drawing No. 02, Rev 0-, received by the City Council as the Local Planning Authority on 04 February 2025; 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 - In the interest of privacy and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012), and policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995).

6) 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). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets 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 the provision of accommodation that is suitable for people living as

families pursuant to paragraph 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 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

16 Shelford Avenue, Manchester, M18 7DE
36 Shelford Avenue, Manchester, M18 7DE
30 Shelford Avenue, Manchester, M18 7DE
22 Shelford Avenue, Manchester, M18 7DE
18 Shelford Avenue, Manchester, M18 7DE
17 Shelford Avenue, Manchester, M18 7DF
26 Shelford Avenue, Manchester, M18 7DE
24 Shelford Avenue, Manchester, M18 7DE
20 Shelford Avenue, Manchester, M18 7DE
13 Shelford Avenue, Manchester, M18 7DF
14 Shelford Avenue, Manchester, M18 7DE
34 Shelford Avenue, Manchester, M18 7DE
32 Shelford Avenue, Manchester, M18 7DE
28 Shelford Avenue, Manchester, M18 7DE

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