

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141737/FH/2024
Date registered valid: 12 December 2024
Proposal: Erection of single storey rear extension to create additional living accommodation.
Address: 230 Kingsway, Manchester, M19 1DD
Ward(s): Burnage Ward

Applicant: Miss Carmel Millar
Agent (if any): Mr Brian Taylor, Manchester Equipment and Adaptations Partnership
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 04/02/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08/01/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 December 2024

Expired: 12 January 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

The application relates to a two-storey semidetached class C3 dwelling on Kingsway. The property is constructed of brown brick with white brick detailing on the first-floor front elevation. The property features hardstanding for vehicle parking to the front and a garden the rear. Access is via the side of the property.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located within a residential area that contains local amenities, schools and transport links, including Mauldeth Road train station, major bus routes and the M60 motorway network. The area is predominantly residential in terms of its character, consisting mostly of semidetached and terraced two-storey residential properties.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension plus associated access ramp to provide additional living accommodation.

Consultations & Notification Responses

Neighbouring residents, as per Appendix 1 – No comments or objections received.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and

- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection of a single storey rear extension and instillation of an access ramp to the side. This is considered acceptable in principle as many people prefer to alter or adapt their homes rather than move, to meet the changing residential needs of families, including disabled access needs. 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. As the property is to remain a single-family dwelling house, it is not considered that the proposed instillation would give rise to any significant additional waste or car parking measures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed alteration is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed extension would be sited at the rear of the property, it would have a pitched roof with a maximum height of 3400mm, sloping down to 2400mm at the eaves. The extension would project from the rear wall of the main house by 3400mm, and span a width of 3000mm, leaving a gap of 350mm to the boundary with the adjoining property and 3640mm to the neighbouring property. The extension would be sited entirely at the rear of the property and would not be visible from the street.

The side access ramp will have a total width of 1200mm and will span 4800mm to provide level access to the main entrance door from both the front of the property and the rear garden.

It is considered that scale and mass of the proposal is satisfactory as it would not result in 'excessively large or bulky' additions to the property. The proposal therefore is considered to accord with the principles set out in the carried forward policies DC1 UDP and EN1 and DM1 of the Core Strategy.

Residential Amenity

The rear extension would make use of a pitched roof, with an eaves height of 2400mm, and a set back from the adjoining property by 350mm. The side elevation facing the adjoining property will be blank and featureless, whilst the rear elevation will feature 1no. window and the south side elevation will feature 1no. window. It is considered that the proposal should not cause an undue loss of light or introduce an overbearing presence for neighbouring residents.

The proposed ramp is subtle in form, not taking up any more amenity space than is required for its function. The railings are of a standard height and width and are to be painted black to best blend in with the character of the area.

In addition, there have been no objections received to the proposal.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Design and Visual Amenity

The proposal is for a rear ground floor extension that would be constructed of brickwork and roof tiles to match the main house, with a white uPVC window on the rear elevation and a white uPVC window on the side elevation. The addition would be wholly at the rear of the building so would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area.

The design of the ramp is considered acceptable, handrails are to be painted black to ensure they do not stand out and or are prominent on the street scene, pursuant with the NPPF; Core Strategy policies SP1, DM1 and saved policy DC1 of the Unitary Development Plan.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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

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 a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:

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. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing - Location Plan – 12th of December 2024
- b. Drawing –Proposed Elevations - 12th of December 2024
- c. Drawing –Proposed Floor Plans - 12th of December 2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

9 Briarfield Road, Manchester, M19 1BJ
1 Thornfield Road, Manchester, M19 1BN
4 Woodbray Avenue, Manchester, M19 1BL
11 Briarfield Road, Manchester, M19 1BJ
333 Kingsway, Manchester, M19 1BW
13 Briarfield Road, Manchester, M19 1BJ
234 Kingsway, Manchester, M19 1DD
232 Kingsway, Manchester, M19 1DD
228 Kingsway, Manchester, M19 1DD
3 Thornfield Road, Manchester, M19 1BN
335 Kingsway, Manchester, M19 1BW
331 Kingsway, Manchester, M19 1BW
329 Kingsway, Manchester, M19 1BW
327 Kingsway, Manchester, M19 1BW
8 Woodbray Avenue, Manchester, M19 1BL
6 Woodbray Avenue, Manchester, M19 1BL
2 Woodbray Avenue, Manchester, M19 1BL
226 Kingsway, Manchester, M19 1DD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA