MANCHESTER CITY COUNCIL

PLANNING
GROWTH & DEVELOPMENT
DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO.	141469/FH/2024
DATE REGISTERED VALID:	18 December 2024
PROPOSAL:	Erection of a single storey rear extension, two storey side extension and single storey front porch following demolition of existing detached garage.
ADDRESS:	70 Coatbridge Street, Manchester, M11 4QY
WARD(S):	Clayton & Openshaw Ward
APPLICANT:	X Shi
AGENT (IF ANY):	Mr Andrew Brodie, AGB CAD Services Ltd
CASE OFFICER:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
RECOMMENDATION:	Approve
DATE OF RECOMMENDATION:	**11 Feb 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 December 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications Printed: 23 December 2024 Expired: 16 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal relates to a two-storey semidetached dwellinghouse on Coatbridge Street. The property features an existing detached garage and hardstanding to the side for off street parking.

Figure 1. Street scene

DESCRIPTION OF AREA

The property is in a mostly residential part of the Clayton and Openshaw ward.

DESCRIPTION OF DEVELOPMENT

Erection of a single storey rear extension, two storey side extension and single storey front porch following demolition of existing detached garage.

SINGLE STOREY REAR EXTENSION

The proposed rear extension projects 3500mm from the existing rear elevation and spans 6515mm from a small gap to the shared boundary to meet the existing side elevation. The proposed rear extension is finished in matching brick and sloping tile roof with 2no roof lights and glazing on the rear elevations

TWO STOREY SIDE EXTENSION

The proposed two storey side extension projects 3037.5mm from the existing side elevation leaving an 850mm gap to the boundary and runs the full 6250mm length of the existing side elevation at ground floor to meet the existing rear elevation. At first floor there is a 1500mm set back to the front with a sloping roof to ground floor. The two-storey side is finished in matching brick with a hipped tiled roof. The proposed two storey side features a garage at ground floor and glazing to front and rear. The existing detached garage is demolished to make way.

SINGLE STOREY FRONT PORCH

The proposed single storey front porch projects 1115mm from the principal elevation and spans 2587.5mm across the elevation from a small set back to shared boundary. The front porch extension is finished in matching brick with a hipped tiled roof and glazing to the front.

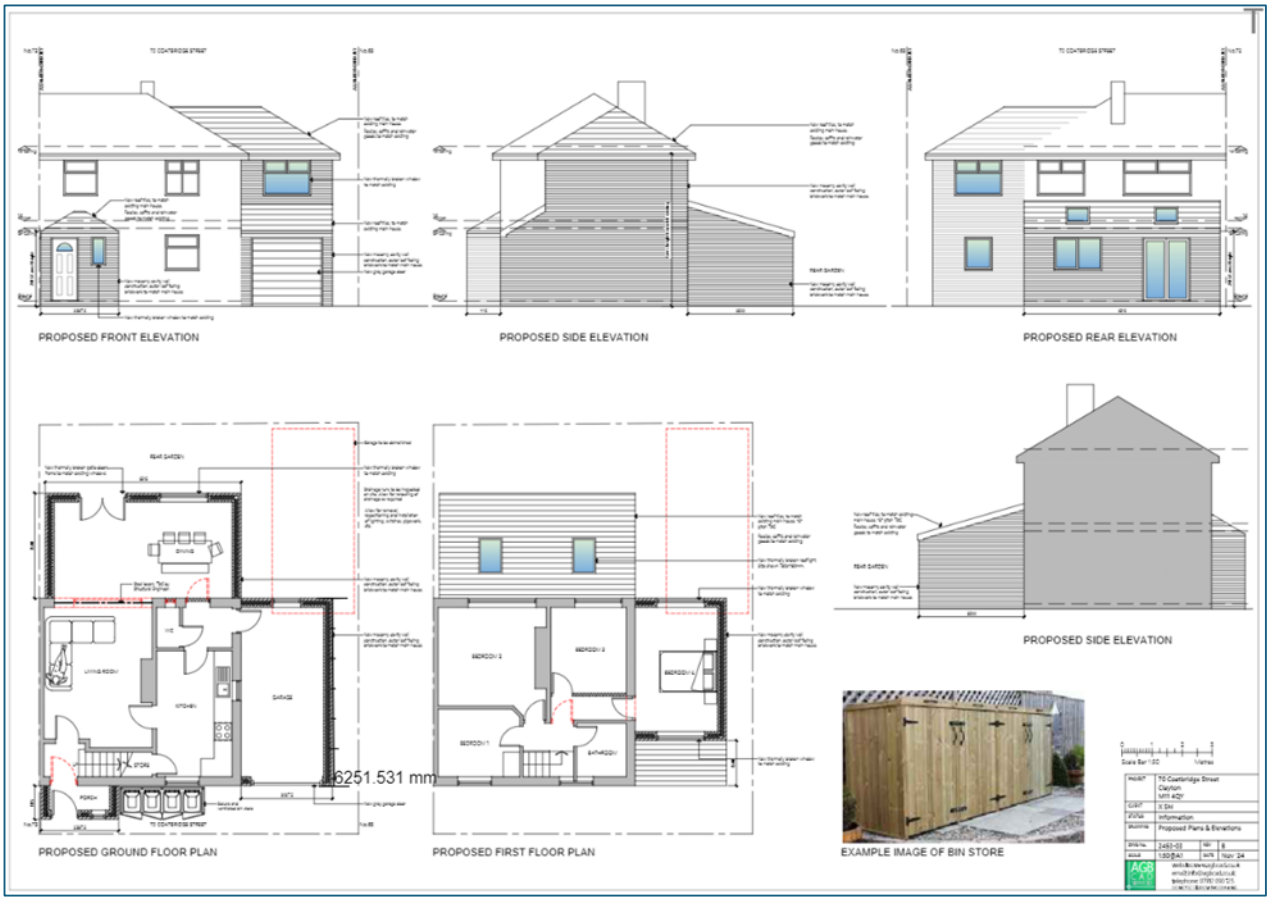

Figure 2. Proposed plans

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

RELEVANT POLICIES

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
    - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat6: Northern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places

PRINCIPLE

The City Council recognises many people want to extend and develop their existing homes to provide more space and/or better living accommodation. The principle of a residential extension is accepted.

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new addition is designed to match the style and features of the current building by using matching brick and tile to the existing dwellinghouse and matching window fenestrations.

The proposal is designed to be subservient to the original dwelling house with the rear extension and porch entirely at single storey and the two-storey side having a lower ridge line and hipped roof.

The two-storey side is sufficiently set back (1500mm set back plus an 800mm gap to the boundary) from the principal elevation to prevent a significant terracing effect.

Due to its, size, position and location in relation to local properties, notably the gable end to no68, the proposal would not create and over-dominant or overbearing feature.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

Given the position of the extension and subservient design, together with the use of proposed materials, the character of the street would not be unduly affected.

The proposal is similar in size and scale to other buildings nearby, notably outrigger extensions to local terrace properties and would not therefore disrupt the area's existing features.

EFFECTS ON AMENITY

PRIVACY

The proposal includes adding glazing to the rear and front elevations however given these are like other windows on this elevation the impact to privacy is minimal.

LIGHT

Given the positioning of the two-storey wall next to the neighbouring gable wall and the ground floor nature of the proposed rear extension the impact to local light is minimal.

NOISE

The proposed extension is not expected to generate any noise beyond what would be reasonably expected of a residential dwelling.

ACCESSIBILITY

The proposal introduces a new porch however doesn’t create an accessibility issue to the property.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds space inside the property with minimal effect to the outdoor area and maintains a good level of external amenity space post development.

REFUSE STORAGE AND COLLECTION.

The proposal removes external access to the rear of the property and the applicant has confirmed that waste bins are to be stored in the bin store as denoted.

VEHICULAR ACCESS AND CAR PARKING

The proposal would remove a vehicle parking space to the side of the property but creates a new garage to maintain off street parking at the property.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The proposal has no impact on green infrastructure with private amenity space entirely hardstanding and rear hedge maintained.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment and has a negligible impact on drainage using the existing drainage on site.

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 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.

CONCLUSION

The proposed development at 70 Coatbridge Street, involving the erection of a single storey rear extension, two storey side extension, and single storey front porch, has been carefully assessed. The design is in keeping with the existing property and surrounding area, ensuring minimal impact on local amenity and privacy. The development complies with relevant policies and guidelines, and no significant objections have been raised by local residents. Therefore, the proposal is acceptable, subject to the specified conditions.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

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.	Application Form	08 Nov 2024		APPLICATION FORM
b.	Drawing - Location Plan	18 Dec 2024	2453-01A	THE LOCATION PLAN
c.	Drawing - Existing	08 Nov 2024	2453-02	PLANS AND ELEVATIONS
d.	Drawing - Proposed	23 Dec 2024	2453-03B	PLANS AND ELEVATIONS
e.	Drawing - Site Plan	18 Dec 2024	2453-04A	EXISTING & PROPOSED SITE PLAN

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. BIN STORE

The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

755 Ashton New Road, Manchester, M11 4GR

45 Coatbridge Street, Manchester, M11 4QZ

72 Coatbridge Street, Manchester, M11 4QY

757 Ashton New Road, Manchester, M11 4GR

753 Ashton New Road, Manchester, M11 4GR

68 Coatbridge Street, Manchester, M11 4QY

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA