

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141593/FH/2024
Date registered valid: 25 November 2024
Proposal: Erection of a two storey side and part single/part two storey rear extension to form additional living accommodation
Address: 20 Beastow Road, Manchester, M12 5GS
Ward(s): Ardwick Ward

Applicant: Mr Amar Abbas
Agent (if any): Mr Dean King, NK Architectural
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21 January 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 January 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 14 January 2025 Expired: 21 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a new build, two storey, semi-detached dwellinghouse along a residential street, which forms part a development granted planning permission in 2014 - (ref. no. 105914/MO/2014/N2).



(Officer's site visit 07.01.2025)



The application site benefits from amenity space along the front, side and rear, including all round boundary treatment whilst incorporating a gated access along the gable elevation. There is a fully hard surfaced driveway along the gable elevation. The rear garden is relatively deep, measuring approximately 13.2 metres deep, and the existing side access along the gable elevation measures approximately 3.2 wide.

The site shares common boundaries with no.59 Clowes Street along the southern elevation, no. 18 Beastow Road along the western elevation and no. 22 Beastow Street along the eastern elevation.

Due to the pre-existing housing layout, combined with the staggered arrangement of the application dwellinghouse and its contextual relationship with no. 22 Beastow Street, the front building line of the application dwellinghouse projects approximately (1.8 metres) forward of no. 22 Beastow Street and its rear building line is stepped in approximately (1.9 metres) from no. 22 Beastow Street's rear building line.

Description of development

The submitted plan proposes a two storey side and part single/part two storey rear extension to form additional living accommodation.

Following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently, (dated, 14/01/25). The revised plans would comprise of:

- The two storey side extension element being stepped away from the common shared boundary with no. 22 Beastow Street approximately 900mm.
- The two storey side extension would be set-back from the front building line of the host dwelling approximately 3000mm.
- The proposed ground floor rearward projection is pulled in and would not exceed 4000mm.
- The proposed first floor rearward projection would not exceed 2500mm.

- The first floor rear extension element would maintain a separation distance of approximately 1.9 metres from the first floor common shared boundary with no. 18 Beastow Road.

The revised proposal along the ground floor would be stepped away approximately 900mm from the common shared boundary with no. 22 Beastow Street; whilst maintaining a proposed width of approximately 2080mm along the front elevation. It would be set-back from the front building line of the host dwelling approximately 3000mm and would project approximately 10257mm deep along this boundary and into the rear garden. It then comes forward of the common shared boundary no. 18 Beastow Road approximately 6985mm wide, then returns forward of the rear building line of the host dwelling approximately 4000mm deep. This element would comprise of a flat roof, with the maximum proposed height of the roof measuring approximately 2788mm high, together with 1no. window along the front elevation, including windows and a door along the rear elevation.

In terms of the revised first floor element, it would also be stepped away approximately 900mm from the common shared boundary with no. 22 Beastow Street; whilst maintaining a proposed width of approximately 2080mm along the front elevation and would also be set-back from the front building line of the host dwelling approximately 3000mm. It would then project approximately 8741mm deep along this boundary and into the rear garden. It then comes forward of the common shared boundary no. 18 Beastow Road approximately 5195mm, then returns forward of the rear building line of the host dwelling approximately 2500mm deep; whilst maintaining a separation distance of approximately 1.9 metres from the first floor common shared boundary with no. 18 Beastow Road. This element would comprise of a combined hip to pitch roof design and would include 1no. window along the front elevation, 1no. window along the gable elevation, together with 2no. windows along the rear elevation.

It is intended to use matching materials.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. An objection was received from one local resident as outlined below:

Comment.

They object to the proposed extension on the basis of its appearance, loss of privacy and its impact on their right to light. They have additionally expressed their concerns about its impact on transportation, traffic and parking. They are of the opinion that the proposed extension not only reduces parking capacity in the area by replacing the current driveway, but at the same time increases the potential occupancy of the property by adding additional bedrooms. They feel that the street is already suffering from a lack of parking spaces, and this proposed development will materially impact the neighbourhood causing; particularly inconvenience to the adjacent neighbours and also raising the risk of health and safety incidents (example - accidents and injury). Lack of parking is affecting pedestrians and cyclists.

Neighbours were subsequently re-notified following receipt of revised plans. No objections, comments, or representations were received on this occasion.

2. Environmental Health

Environmental Health officers have advised a gas membrane condition and a contaminated land watching brief condition is attached to any recommendation for planning approval.

POLICY

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

1. The National Planning Policy Framework (NPPF), (July 2021):

- 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 policies are considered to be relevant:

- JP-S1 - Sustainable development

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

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

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

- 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:

- Chapter 2: Design

ISSUES

In this instance, following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently, (dated, 14/01/25).

Principle

The principle of extending one's home is acceptable, and the planning system accommodates this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on residential and visual amenity.

Residential and visual amenity

Impact of works (two storey side and part single/part two storey rear extension) - In the case of this application, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently, (dated, 14/01/25). The revised plan is significantly scaled down and would be stepped away from the common shared boundary with no. 22 Beastow Street approximately 900mm; whilst being set-back from the front building line of the host dwelling approximately 3000mm. The proposed ground floor rearward projection is pulled in and would not exceed 4000mm whilst maintaining a flat roof design, and the proposed first floor rearward projection would not exceed 2500mm; whilst maintaining a separation distance of approximately 1.9 metres from the first floor common shared boundary with no. 18 Beastow Road; coupled with the fact the rear garden is also broadly south facing; and therefore it is considered that the adverse impact from undue overbearing massing impact and overshadowing has been sufficiently mitigated.

In addition, the resultant contextual relationship of the revised proposal being stepped away, and/or maintaining a significant separation distance from the common shared boundaries with no.59 Clowes Street along the southern elevation, no. 18 Beastow Road along the western elevation and no. 22 Beastow Street along the eastern elevation is considered acceptable as the extension would be contained within the curtilage of the application site; coupled with that fact that the revised proposal would in-part be screened by the existing boundary treatment and would be seen as subservient to the original dwellinghouse, is considered to be acceptable.

Furthermore, the pre-existing housing layout, staggered arrangement would be broadly maintained between the application dwellinghouse and no. 22 Beastow Street in terms of contextual relationship along this shared boundary, and therefore, it is considered that the revised proposed development would not present a significant adverse impact to residential amenity, in terms of its appearance, or present any loss of privacy impacts.

Moreover, although the revised proposed rearward projection along the ground floor at approximately 4000 is (350mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, it is within the limitations for a larger homes extension application, and therefore, in light of the depth of the existing rear garden and the depth of garden that would still be retained, together with the separation distance from the rear boundary, couple with the fact that the part single, part two storey rear extension element would retain a distance of approximately 900mm from the common shared boundary with no. 22 Beastow Street, it is considered that the revised proposed rearward projection could be

accommodated in this location in this instance, subject to conditions and 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) - The proposal represents a simple design form that responds to the character of the original house and the properties along the Beastow Road street scene and the immediate surrounding highways in terms of the proposed brick façade, and use of external facing materials. Additionally, the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset. It is therefore not considered that the development would undermine the residential character of Beastow Road due to the revised plans (dated, 14/01/2024), the revised scale of the development, the quality of the proposed design and proposed materials. In addition, a condition has been included to relate the development to specified external facing materials to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing hard surface driveway along the gable elevation would in-part be lost to accommodate the proposed side extension element. However, on-site car parking space in line with the Council's minimum standards (6 metres deep x 3 metres wide) would still be maintained; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

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.

The potential increase of occupancy - Concerns raised in relation to the extended property being used in the future as an HMO have been noted and a condition regarding this matter is proposed to be attached to any recommendation for planning approval.

Objectors' comments - In terms of planning comments raised by the objector, these have been duly considered in the issues section above. Comments relating to civil matters, trespassing, and issues regulated by the Highway Code and Traffic Management Act would fall outside of planning legislation and therefore cannot be considered as part of this planning application.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (2021) 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-S1 - Sustainable development of Places for Everyone (2022 - 2039). Furthermore, neighbours were re-notified following receipt of revised plans. No objections, comments, or representations were received on this occasion.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently, (dated, 14/01/25). The local planning authority had no other 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 25 November 2024.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 25 November 2024.
- Existing GF AND FIRST FLOOR PLAN, drawing number A101, received by the City Council as the Local Planning Authority on 25 November 2024.
- Existing ELEVATIONS, drawing number A102, received by the City Council as the Local Planning Authority on 25 November 2024.
- Proposed GF AND FIRST FLOOR PLAN, drawing number A100, rev A, received by the City Council as the Local Planning Authority on 14 January 2024.
- Proposed ELEVATIONS, drawing number A103, rev A, received by the City Council as the Local Planning Authority on 14 January 2024.

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

3) 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).

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policy EN18 of the Manchester Core Strategy (2012).

* Our records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses.

5) 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 submitted information.

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).

6) Before first occupation of the development thereby approved, the proposed window along the first floor front elevation and the first floor side elevation to serve the annotated "ENSUITE" and as shown on: Proposed GF AND FIRST FLOOR PLAN, drawing number A100, rev A and Proposed ELEVATIONS, drawing number A103, rev A; both received by the City Council as the Local Planning Authority on 14 January 2024; 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).

7) 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 GF AND FIRST FLOOR PLAN, drawing number A100, rev A and Proposed ELEVATIONS, drawing number A103, rev A; both received by the City Council as the Local Planning Authority on 14 January 2024.

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).

8) 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).

Reason - In the exceptional circumstances of a proliferation of HMO's 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 provision of accommodation that is suitable for people living as families pursuant to policy 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 Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

59 Clowes Street, Manchester, M12 5FY
61 Clowes Street, Manchester, M12 5FY
57 Clowes Street, Manchester, M12 5FY
22 Beastow Road, Manchester, M12 5GS
13 Beastow Road, Manchester, M12 5GS
11 Beastow Road, Manchester, M12 5GS
18 Beastow Road, Manchester, M12 5GS

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA