MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141167/FH/2024
Date registered valid:	4 November 2024
Proposal:	Erection of a two-storey side and rear extension to form additional living accommodation
Address:	24 Amos Street, Manchester, M9 4WL
Ward(s):	Harpurhey Ward
Applicant:	Mr Aleksejs Borisovs
Agent (if any):	
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **23 December 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 November 2024

Standard consultations: Printed: 7 November 2024 Expired: 28 November 2024

Neighbour notifications: Printed: 7 November 2024 Expired: 28 November 2024

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

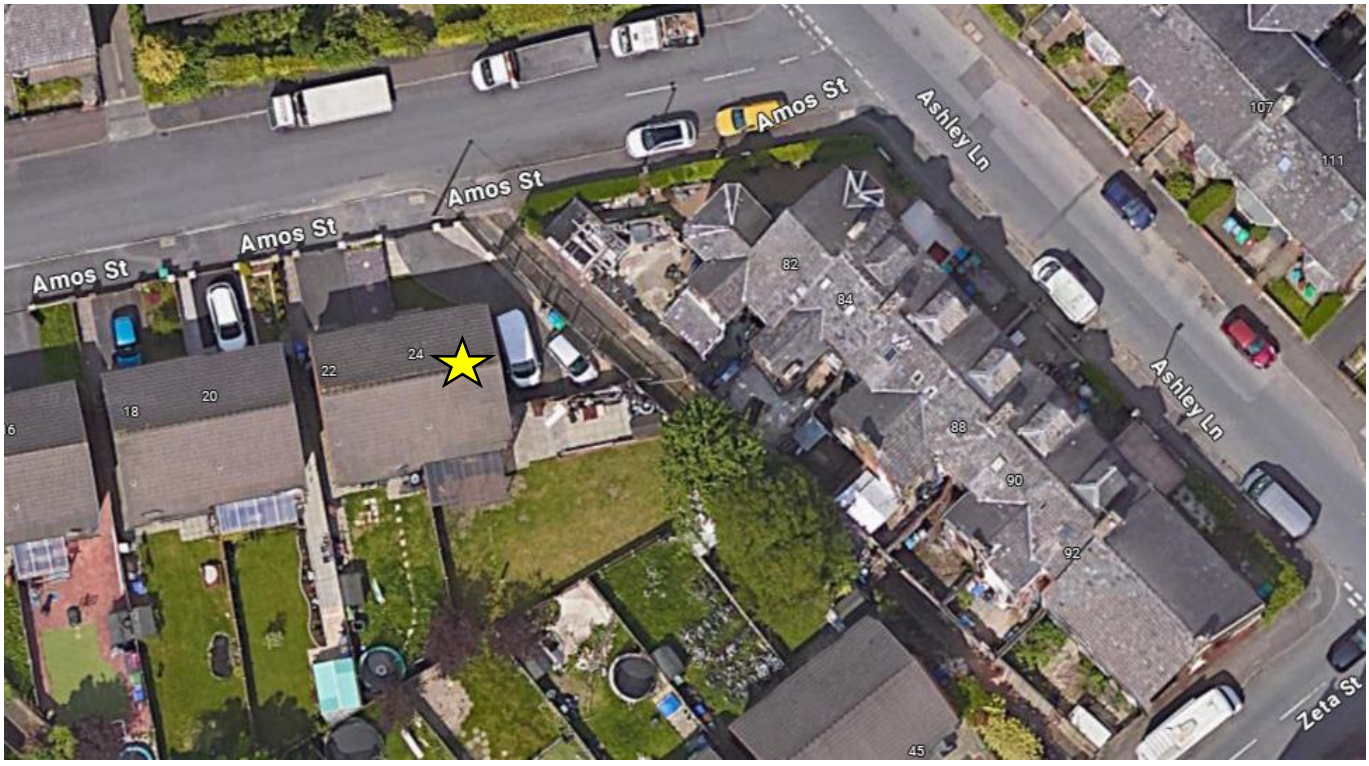
Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey concrete tile dual pitch roof. The property features white uPVC windows, a front porch canopy, a tarmacadam driveway and modest front garden bordered by mid-level timber fencing, a covered timber patio area to the rear and a detached outbuilding situated within a spacious rear garden.



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LF17 JYN

Description of area

Amos Street is a residential street situated within the Harpurhey ward of Manchester, close to North City Shopping Centre, Moston Vale, and St John the Evangelist Church of England Moston. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses.

Description of development

The applicant is seeking permission for the erection of a two-storey side and rear extension to form additional living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Environmental Health made no objection to the proposal, requesting an informative note relating to contaminated land be attached.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

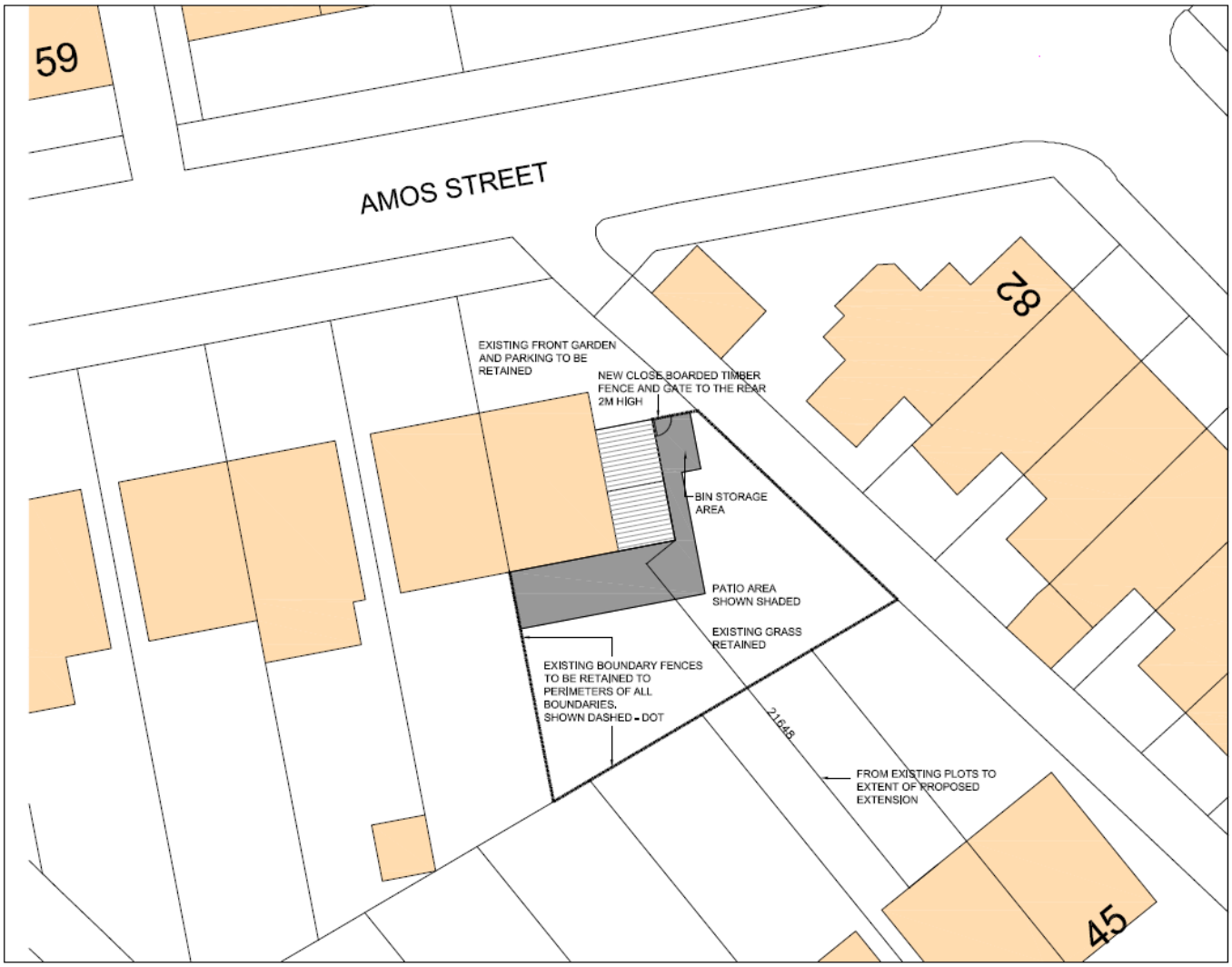
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places

Submitted amended proposed plans and elevations



Submitted amended proposed site layout plan

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, 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 – the principle of erecting a two-storey side extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the two-storey extension would be sited at the side of the property, facing east/northeast. It would project 3m sidewards from the host dwellinghouse, with a length/depth of 6.4m (setback 2m from the front elevation of the property), a dual pitch roof height of 7.416m (set 1.177m below the existing ridge) with eaves to match the existing. A gap of 2.495m would be maintained to the shared alleyway to the east of the site.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions (on account of its 2m setback and reduced ridge height), would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the extension would be built of materials to match the existing dwellinghouse, including brickwork and uPVC-framed windows. This has been conditioned accordingly. At ground floor level, the extension would feature 1no. window to the front, 1no. window to the rear, and a blank side elevation. At first-floor level, the extension would feature 1no. window to the front, 1no. window to the rear, and a blank side elevation. Its front and rear-facing roof slopes would be blank.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side of the property, the proposal would be visible within the street scene and public realm, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF.

Residential amenity – given that the extension would feature subservient dimensions to the host dwellinghouse with adequate gaps maintained to the plot's shared boundaries, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The proposal therefore accords with saved policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Waste storage – external access to the rear of the property would be retained. Refuse bins could therefore continue to be stored away from the street scene, within the confines of the plot's rear amenity space. These arrangements are considered acceptable, pursuant to saved policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Parking – the extension would reduce the dimensions of the existing driveway, however sufficient space for at least one vehicle (2.4m by 4.8m) would be retained, as demonstrated on the submitted site layout plan. These arrangements are considered acceptable, pursuant to saved policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Other matters – the following elevational alterations are included within the proposal:

- At ground floor level, the existing window and door to the rear would be replaced with a set of sliding/bi-folding doors.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

The submitted site layout plan also indicates that a new 2m-high close boarded timber fence and gate would be installed to the side of the extension, facilitating access to the rear, whilst the existing boundary fences to the side and rear plot borders would be retained. This alteration is considered acceptable, given that it could be undertaken under permitted development rights without the need to apply for planning permission.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1 and SP1 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 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.

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13461767', stamped as received by the City Council as Local Planning Authority on the 7th October 2024.

’Proposed floor layouts and elevations’, numbered ‘PL_001_003 REV A’, stamped as received by the City Council as Local Planning Authority on the 22nd December 2024.
‘Proposed site layout’, numbered ‘PL_001_003 REV A’, stamped as received by the City Council as Local Planning Authority on the 22nd December 2024.

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any 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 the approved plans.

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

Informatives

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

39 Zeta Street, Manchester, M9 4ZA
37 Zeta Street, Manchester, M9 4ZA
35 Zeta Street, Manchester, M9 4ZA
22 Amos Street, Manchester, M9 4WL
20 Amos Street, Manchester, M9 4WL
18 Amos Street, Manchester, M9 4WL
16 Amos Street, Manchester, M9 4WL
14 Amos Street, Manchester, M9 4WL
2 Andy Nicholson Walk, Manchester, M9 4WF
13 Andy Nicholson Walk, Manchester, M9 4WF
7 Andy Nicholson Walk, Manchester, M9 4WF
45 Zeta Street, Manchester, M9 4ZA
43 Zeta Street, Manchester, M9 4ZA
41 Zeta Street, Manchester, M9 4ZA
92 Ashley Lane, Manchester, M9 4NT
4 Andy Nicholson Walk, Manchester, M9 4WF
15 Andy Nicholson Walk, Manchester, M9 4WF
11 Andy Nicholson Walk, Manchester, M9 4WF
9 Andy Nicholson Walk, Manchester, M9 4WF
5 Andy Nicholson Walk, Manchester, M9 4WF
3 Andy Nicholson Walk, Manchester, M9 4WF
1 Andy Nicholson Walk, Manchester, M9 4WF
94 Ashley Lane, Manchester, M9 4NT
88 Ashley Lane, Manchester, M9 4NT
86 Ashley Lane, Manchester, M9 4NT
84 Ashley Lane, Manchester, M9 4NT
90 Ashley Lane, Manchester, M9 4NT
82 Ashley Lane, Manchester, M9 4NT
59 Amos Street, Manchester, M9 4WL
57 Amos Street, Manchester, M9 4WL
55 Amos Street, Manchester, M9 4WL

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