

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141448/FH/2024
Date registered valid: 5 November 2024
Proposal: Erection of a single storey rear extension following demolition of existing single storey outrigger
Address: 79 Newport Road, Manchester, M21 9NW
Ward(s): Chorlton Ward

Applicant: Mr McDaid
Agent (if any): Tom Attewell Tom Attewell Architects
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30/12/2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18/12/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 November 2024

Expired: 3 December 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

The application relates to a two-storey semidetached class C3 dwellinghouse on Newport Road in Chorlton. The property is built from red brick with dark grey roof tiles. The property features a canopy porch, decorative brick detailing on the front gable above the first-floor bay window, and between the ground and first floor bay windows. The property has a small garden area to the front, set behind a mid-level brick boundary treatment to the back of pavement. There is a larger paved garden to the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Newport Road is a residential street in the Chorlton Ward. It is predominantly residential in terms of its character, consisting of mostly semi-detached and detached family dwellinghouses. The site is in close proximity to shops and services in the nearby Chorlton District centre.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension and associated elevation alterations to provide additional living accommodation.

Consultations & Notification Responses

Neighbouring residents, as per Appendix 1 – 1no. objection received on the basis the rear extension would reduce sunlight levels currently enjoyed by neighbouring residents.

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
- Policy EN19 – Waste

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 to provide additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. 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 dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

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 development 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 rear extension would project to the rear by 3810mm and span the width of the property at 6930mm, it would have a flat roof measuring 3400mm in height. Whilst , this would be in excess of the guidance referring 3.65m (12 ft) in length in saved UDP policy D1.3 , the extension would project 3.4m being the large window which is to be removed , and 2.0m beyond the depth of the existing rear outrigger which is also to be removed.

The addition would not be visible from the street scene and is considered to be subservient to the host dwellinghouse in terms of its dimensions, thus it is considered to be acceptable in terms of its scale and mass. Therefore, the proposal is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The proposed extension would span the rear elevation only, with a gap of 150mm to the adjoining property and 990mm to the neighbouring property. It would not project beyond the side wall and would make use of a flat roof with a maximum height of 3400mm. It is considered that the extension should not cause significant issues associated with excessive overshadowing, or loss of light to warrant refusal of the proposed development.

There would be a high-level window on the western side elevation and, in association with the extension, there are some elevation alterations proposed to the existing western side elevation, including infilling the existing first floor window and the relocation of the existing side door to allow for the internal alterations associated with the extension. It is not anticipated either window or door would cause any significant impact to the privacy for the applicants or neighbours. The elevation along the shared boundary with the adjoining semi-detached dwelling house would be a blank gable.

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

Design and Visual Amenity

The rear extension would be finished in brickwork to match the host dwellinghouse, with 1no. window and 1no. bi-fold glazed door on the rear elevation, 1no. skylight on the roof and a high-

level window on the side elevation. The addition would not project beyond the sidewall of the property, as such it would not be visible from the street.

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 proposed single-storey rear extension is acceptable in terms of 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 policy DC1 of the UDP, 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 – 05 November 2024 – Drawing number: 001-3
- b. Drawing – Proposed Elevations – 05 November 2024 – Drawing number: 210-3
- c. Drawing – Proposed Floor Plans – 05 November 2024 – Drawing number: 200-3

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

81 Newport Road, Manchester, M21 9NW
90 Nicolas Road, Manchester, M21 9LT
88 Nicolas Road, Manchester, M21 9LT
80 Newport Road, Manchester, M21 9WN
82 Newport Road, Manchester, M21 9WN
77 Newport Road, Manchester, M21 9NW
86 Nicolas Road, Manchester, M21 9LT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA