

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141507/FH/2024

Date registered valid: 15 November 2024

Proposal: Erection of single storey side and rear extension to form additional living accommodation

Address: 15 Raincliff Avenue, Manchester, M13 0TD

Ward(s): Longsight Ward

Applicant: Nasir Hussain

Agent (if any):

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 January 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 December 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 November 2024

Expired: 11 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

The application relates to a 2-storey, hipped-roof, semi-detached dwellinghouse, at the head of a turning circle along a short cul-de-sac, within in a predominantly residential area of Longsight ward.

The property is a traditional ground floor bay fronted 1930's semi with canopy which extends over the existing front porch (later addition) and original bay window, whilst covering the significant front façade. There is a large outbuilding along the rear garden.



(Officer's site visit, 02.12.2024)



The application site benefits from sizeable amenity space along the front, side and rear elevations - which are all fully hard surfaced; together with boundary treatment, approximately 1.8 metres high. There is a gated access along the side elevation, also approximately 1.8 metres high. Off-street car parking is along the front driveway, and bins are stored within curtilage, behind boundary treatment.

The existing common boundary treatment between the application site and no.17 Rainciff Avenue does not run in a straight, but rather runs at a noticeable angle.

Site Planning History

- No record.

Description of development

The submitted application relates to a proposed single storey side and rear extension to form additional living accommodation.

Following negotiations, the initially submitted plan has been slightly revised in the interest of privacy and revised plans subsequently, (correspondence from agent and attached revised plan dated, 06/01/25). The proposed side facing window to serve the annotated "DINING" would be fixed, non-opening obscurely glazed. 1no. window is also proposed along the side roof elevation to serve the annotated "DINING".

The revised proposal would be set back from the front building line of the existing front porch approximately 3560mm. It then comes forward of the common shared boundary with 17 Raincliff Avenue approximately 1394mm wide, whilst retaining a separation distance of approximately 1054mm from this boundary. It then projects in a straight line into the rear garden approximately 1861mm deep; then comes forward of the common shared boundary with 17 Raincliff Avenue approximately 461mm wide, then projects in a straight line into the rear garden approximately 7129mm deep. It then comes forward of the common shared boundary with 13 Raincliff Avenue approximately 8148mm wide; and then comes forward of the rear building line of the host dwelling approximately 3650mm deep.

The extension would incorporate a combined hip to pitch roof design with a maximum proposed roof height at approximately 3667mm. In terms of fenestration, it would incorporate 1no.

window along the front elevation; 2no. windows along the side elevation, together 1no. window along the side roof elevation; including 1no. window and 2no. doors 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. No comments, objections or representations were received.

POLICY

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

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- 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 slightly revised in the interest of privacy and revised plans subsequently, (correspondence from agent and attached revised plan dated, 06/01/25).

Principle

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey side and rear extension) - In light of the revised plan (dated, 06/01/25) and given the existing contextual relationship along rear elevation and side boundaries - in particular, the rearward projection of no. 13 Raincliff Avenue's existing extension, together with the fact that the proposal would be stepped away from the common boundaries, and the proposed extension would be single storey, coupled with the fact that a sizable garden that would still be retained; on balance, it is considered that the proposal would not cause any further degree of harm upon the existing residential and visual amenity as there are no undue overbearing, overshadowing or loss of privacy impacts. In addition, the overall proposed rearward projection at approximately 3650mm is within the limitations of the City Councils saved policy DC1.3 (a) regarding rearward extensions. Therefore, for these reasons and on balance, and subject to planning conditions, the revised submitted plan is considered to be acceptable in terms of its impact on residential and visual amenity.

Impact of works (design and appearance) - The proposed extension would be in-part informed by similar developments along the street scene, and therefore within this context, it is not considered that the proposal would unduly harm the character of the host building or the general area. It is also intended to match materials with those of the existing building. However, a materials condition has been attached to ensure that materials are adhered to.

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.

Impact of works (car parking) - The existing front driveway would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Conclusion - 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); policy JP-S1 Sustainable development of Places for Everyone (2022 - 2039); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no neighbour comments or objections have been received in response to this application.

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 slightly revised in the interest of privacy and revised plans subsequently, (correspondence from agent and attached revised plan dated, 06/01/25). 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 13 November 2024.
- Location Plan with application site edge in red, and Existing Plans and Elevations, Drawing No. AMR 0311/24/01, received by the City Council as the Local Planning Authority on 13 November 2024.
- Proposed Plans and Elevations, and Proposed Site Plan, Drawing No. AMR 0311/24/01, Revision A, received by the City Council as the Local Planning Authority on 06 January 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans and submitted information; 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) The external facing materials to be used on the extension hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the submitted information and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Core Strategy (2012).

4) Before first occupation of the development thereby approved, the proposed window along the side elevation to serve the annotated "DINING" room and as shown on: Proposed Plans and Elevations, and Proposed Site Plan, Drawing No. AMR 0311/24/01, Revision A, received by the City Council as the Local Planning Authority on 06 January 2025, shall be non-opening and 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 saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Core Strategy (2012).

5) 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 stated on: Proposed Plans and Elevations, and Proposed Site Plan, Drawing No. AMR 0311/24/01, Revision A, received by the City Council as the Local Planning Authority on 06 January 2025.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

6) 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

23 Turnbull Road, Longsight, Manchester, M13 0PZ
27 Turnbull Road, Longsight, Manchester, M13 0PZ
25 Turnbull Road, Longsight, Manchester, M13 0PZ
31 Turnbull Road, Longsight, Manchester, M13 0PZ
20 Raincliff Avenue, Manchester, M13 0TD
29 Turnbull Road, Longsight, Manchester, M13 0PZ
22 Raincliff Avenue, Manchester, M13 0TD
19 Raincliff Avenue, Manchester, M13 0TD
18 Raincliff Avenue, Manchester, M13 0TD
16 Raincliff Avenue, Manchester, M13 0TD
21 Raincliff Avenue, Manchester, M13 0TD
17 Raincliff Avenue, Manchester, M13 0TD
13 Raincliff Avenue, Manchester, M13 0TD

Appendix 2 – Planning constraints

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