MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141540/FH/2024
Date registered valid:	19 November 2024
Proposal:	Erection of single storey outbuilding to form gym/office
Address:	7 Carrington Road, Manchester, M14 6ED
Ward(s):	Fallowfield Ward
Applicant:	Mrs Claire Connolly
Agent (if any):	Mr Barry Cullen
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3 January 2025**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 November 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick and smooth cream render with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front and a rounded two-storey bay to the rear, a front porch canopy, a brick driveway and front garden bordered by a mid-level redbrick wall, a single storey rear outrigger/extension, and a detached garage situated within the rear garden.















Description of area

Carrington Road is a residential street situated within the Fallowfield ward of Manchester, close to Wilbraham Road (A6010), Fallowfield allotments, and Fallowfield cycling loop. 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 single storey outbuilding to form gym/office.

Planning history

No previous history.

Consultations & Notification Responses

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

Policies

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

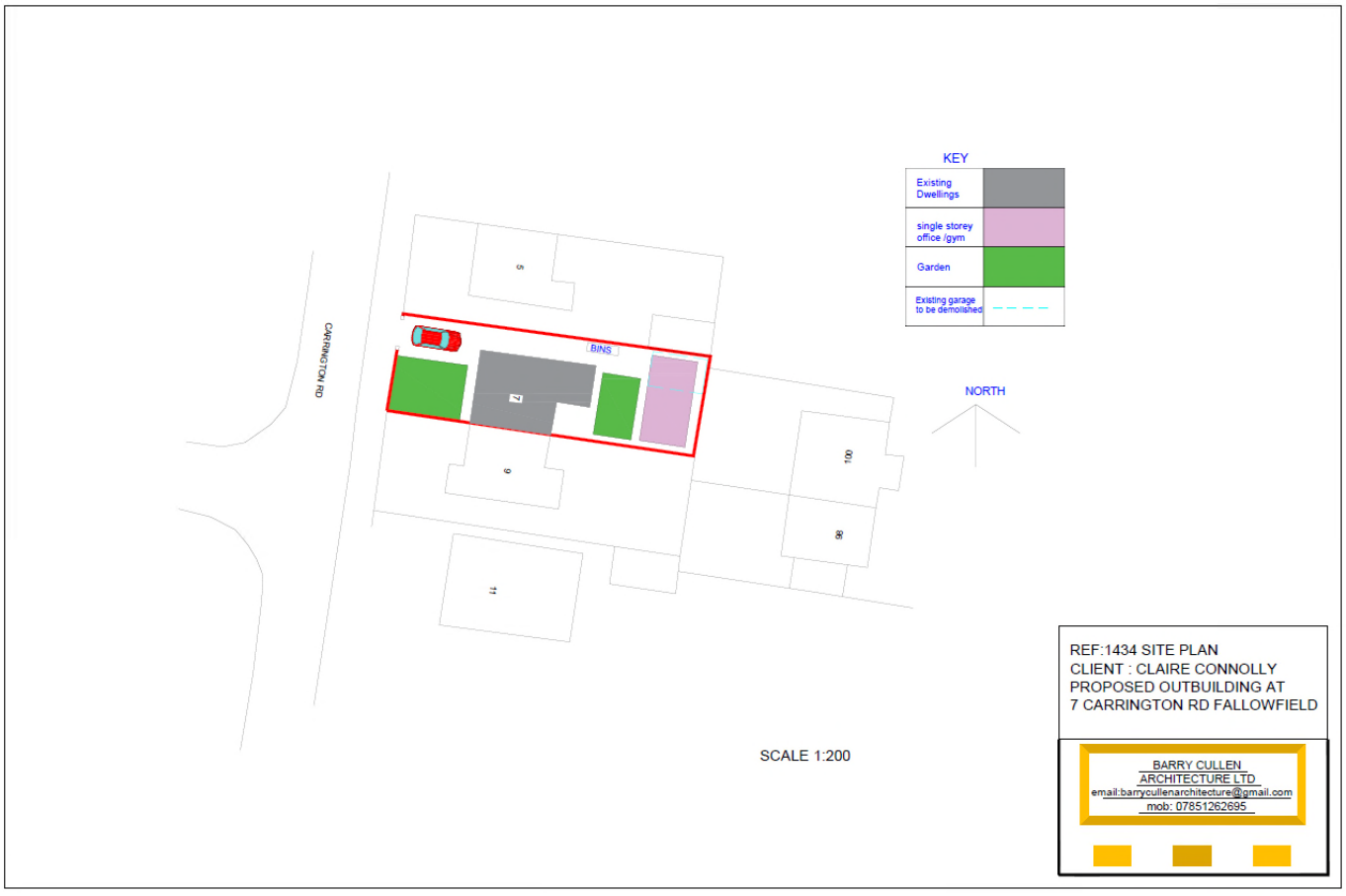
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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

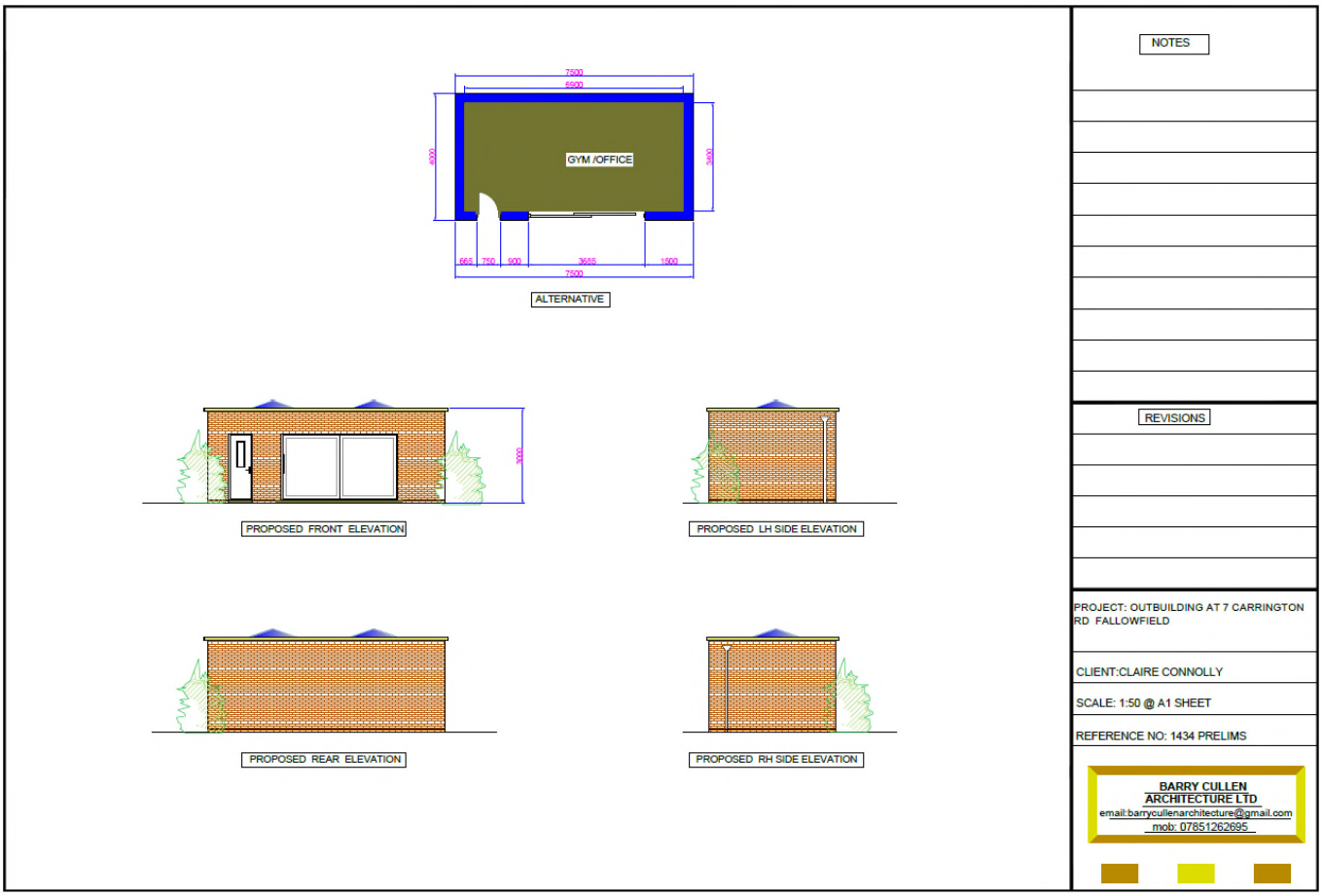
The National Planning Policy Framework (NPPF, 2024)
- Chapter 12 – Achieving Well-Designed Places

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 proposed site plan



Submitted proposed plan and elevations

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 single storey outbuilding to form a home gym/office within the rear garden of a residential 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 outbuilding would be sited within the rear garden/external amenity space of the property, replacing the existing detached garage. It would measure to 4m in length/depth, 7.5m in width, with a flat roof height of 3m. A gap of 0.681m would be maintained to the boundary shared with No.5 Carrington Road, a gap of 0.487m would be maintained to the boundary shared with No.9 Carrington Road, and a gap of 0.851m would be maintained to the boundary shared with No.100 Chervil Close.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the footprint of the outbuilding would not exceed that which could be erected under permitted development rights, as it would avoid more than half the area of land around the original dwellinghouse being covered by additions and other buildings. Therefore, though the proposed outbuilding would represent a relatively sizeable addition within the rear garden, it is considered acceptable in these circumstances on account of the permitted development fallback position.

Further to this, as the outbuilding would feature a flat roof with a height of 3m with adequate gaps maintained to the plot's shared boundaries (ranging from 0.487m-0.851m), it is considered that it 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 saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form and revised drawings indicate that the outbuilding would be built of materials to match the existing dwellinghouse, including brickwork and uPVC windows and doors. It would feature blank northern, eastern, and southern elevations (facing the plot's shared boundaries), whilst is western elevation (facing the host dwellinghouse) would feature a set of sliding doors and an inward-opening door. 2no. glazed roof lanterns would be featured atop its flat roof, projecting 0.2m upwards.

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 detached outbuildings in this locale. Sited at the rear of the property, the proposal would not be highly visible within the street scene and public realm. Moreover, its use of matching materials to the existing dwellinghouse should provide a blended appearance with the surrounding built form, ensuring that it 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 outbuilding therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the outbuilding would be single storey with a maximum roof height of 3m and adequate gaps maintained to the plot's shared boundaries (ranging from 0.487m-0.851m), 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 northern, eastern, and southern 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 Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the submitted proposed site plan indicates that the property's bins would be stored within the plot's rear amenity space away from the street scene. These arrangements are considered acceptable, according with policies DM1 and EN19 of the Manchester Core Strategy.

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – no elevational alterations proposed.

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 saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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:

Materials details specified within the 'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13573922', stamped as received by the City Council as Local Planning Authority on the 19th November 2024.

Proposed drawing labelled ‘REF: 1434 SITE PLAN’, stamped as received by the City Council as Local Planning Authority on the 19th November 2024.
Revised proposed drawings labelled ‘ALTERNATIVE. PROPOSED FRONT ELEVATION. PROPOSED LH SIDE ELEVATION. PROPOSED REAR ELEVATION. PROPOSED RH SIDE ELEVATION’, stamped as received by the City Council as Local Planning Authority on the 5th December 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 and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the outbuilding hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, 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.

5) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.7 Carrington Road, M14 6ED. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure the proposed use remains incidental to the principle use on the site. In the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

100 Chervil Close, Manchester, M14 7DP
112 Chervil Close, Manchester, M14 7DP
98 Chervil Close, Manchester, M14 7DP
5 Carrington Road, Manchester, M14 6ED
9 Carrington Road, Manchester, M14 6ED

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA