Planning

Growth & Development

Delegated officer report for planning application

Application no.	141261/FH/2024
Date registered valid:	17 October 2024
Proposal:	Erection of single storey rear extension following demolition of existing
Address:	1 Norman Road West, Manchester, M9 4NE
Ward(s):	Harpurhey Ward
Applicant:	Mr Daniel Browne, Logic Property Solutions
Agent (if any):	
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**5 December 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 November 2024

Standard consultations: Printed: 24 October 2024 Expired: 14 November 2024

Neighbour notifications: Printed: 23 October 2024 Expired: 13 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

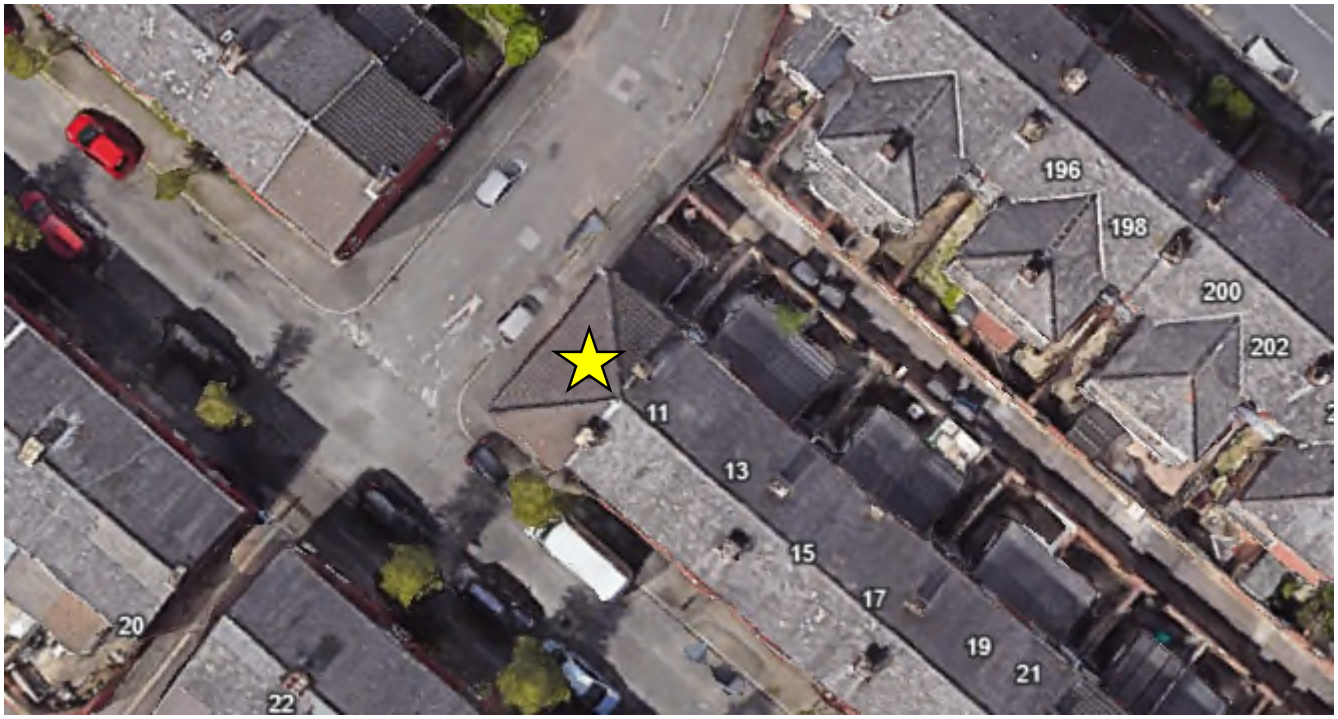
Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced dwellinghouse of redbrick with a grey concrete tile hipped roof. The property features white timber-framed windows and doors, sits flush with the public footpaths of Lowton Avenue and Norman Road West, and features a single storey outrigger with a modest rear yard bordered by a high-level redbrick wall.








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Description of area

Norman Road West is a residential street situated within the Harpurhey ward of Manchester, close to Moston Vale, Oldham Road (A62), and Manchester & Cheshire Dogs Home. The area is predominantly residential in terms of its character, consisting of terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for erection of a single storey rear extension following demolition of existing.

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 a condition relating to demolition/construction hours be attached.

Policies

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

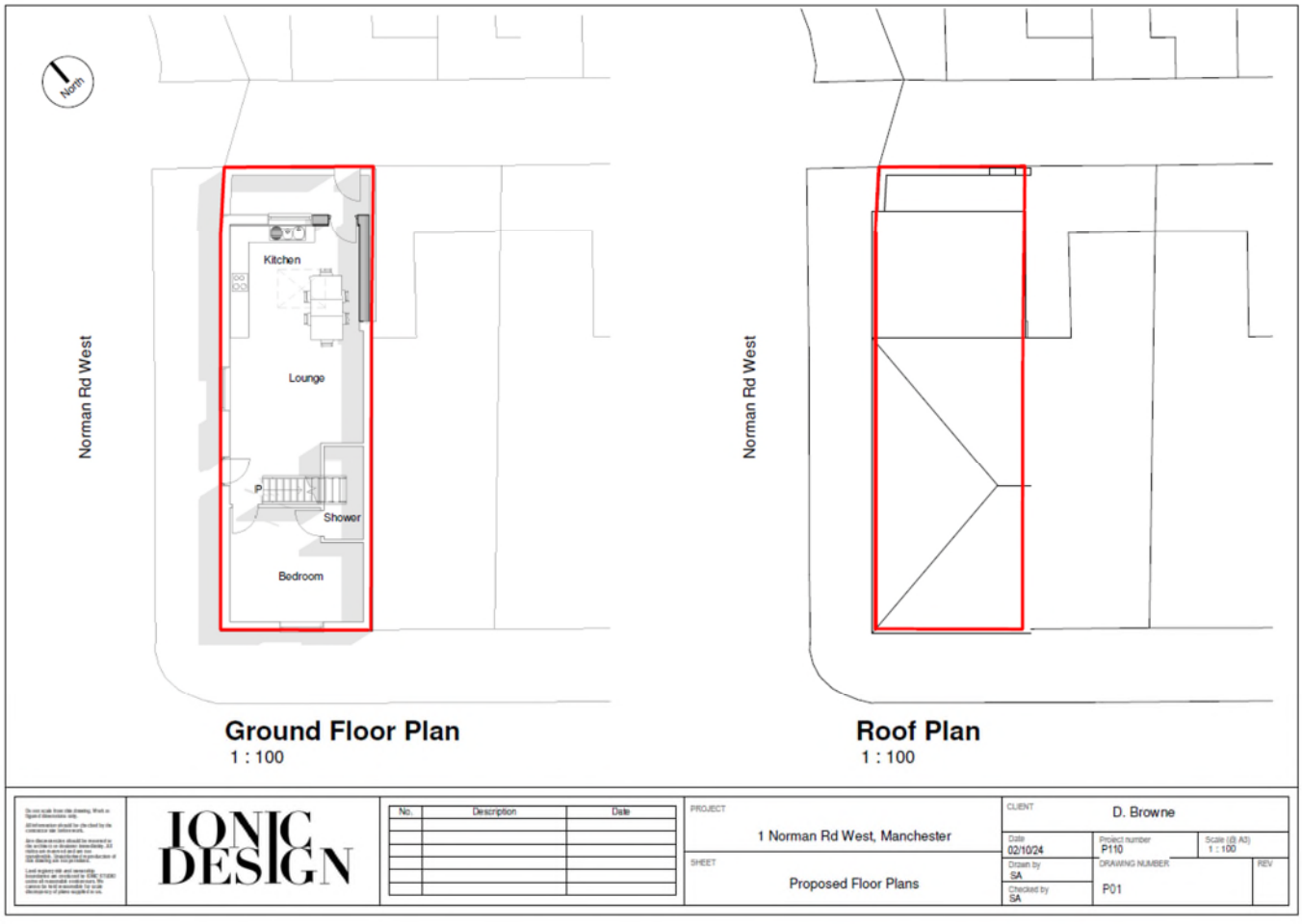
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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

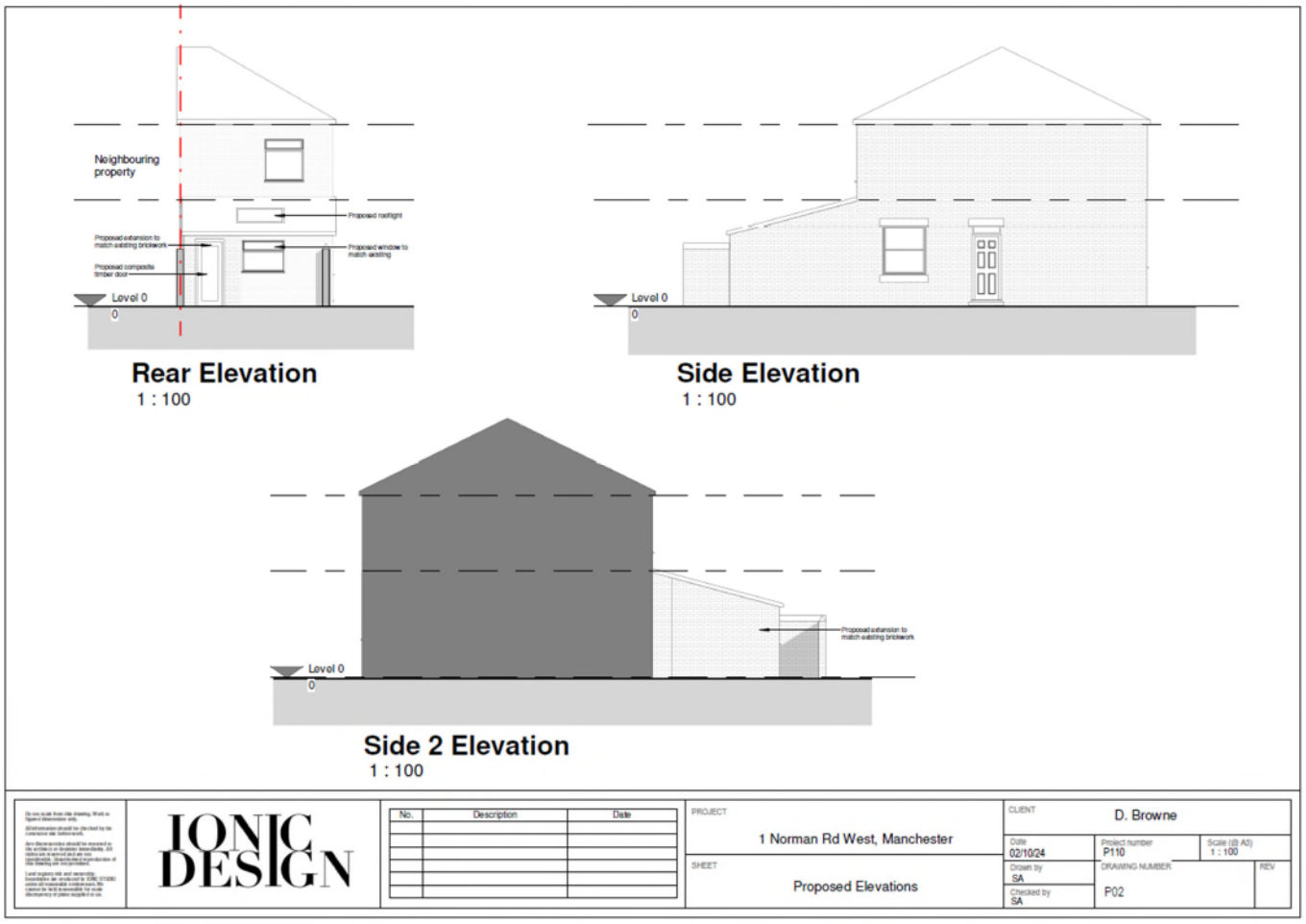
The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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 plans



Submitted proposed 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 – Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 47, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the proposed rear extension would limit the private external amenity space of the property to an unacceptable degree, resulting in a poor standard of living accommodation for its existing and prospective occupiers.

On this basis, the proposal is considered to conflict with policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Rear extension – the single storey extension would be sited at the back of the property, replacing the existing single storey rear outrigger, facing northeast. It would project 3.348m rearwards from the host dwellinghouse, with a width of 4.629m, pitched roof height of 3.509m, and an eaves height of 2.239m. It would be sited along the boundary shared with No.11 Lowton Avenue and would leave a rear amenity space/external yard, measuring to approximately 1.144m by 4.334m. The extension would be built of brickwork and slate tiles to match the existing dwellinghouse with PVC/composite windows and doors. Its side elevations would be blank, whilst its rear elevation would feature 1no. window and 1no. inward-opening door. Its rear-facing roof slope would feature 1no. skylight.

Overall, the siting, scale, and massing of the extension is considered to be unacceptable. This is on the basis that it would reduce the already limited private external amenity space of the property to an unacceptable degree, resulting in a poor standing of living accommodation for existing and future occupiers, with no meaningful outdoor space available for use.

The proposal would therefore act against the principles set out under policy SP1 of the Manchester Core Strategy which states that development in all parts of the City should make a “positive contribution to the health, safety and wellbeing of residents”, as well as policy DM1 which indicates that all development should have regard to the “adequacy of internal accommodation and external amenity space”. Moreover, the proposal also conflicts with the principles established under chapter 12 of the National Planning Policy Framework which stipulates that developments should “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”.

Conclusion – for the reasons specified above, it is considered that the proposal is unacceptable due to its siting, scale, and massing and resultant negative impact upon the amenity of existing and future occupiers of the property, limiting the private outdoor amenity space of the property to an unacceptable degree and providing a poor standard of living accommodation.

The applicant was informed of the above concerns and a number of alternative schemes were discussed; however an amended scheme was not received. As such, these issues were unable to be adequately resolved.

Policy DC1 states that the alteration and extension of residential properties may be required to accommodate changing household needs, however, this proposal is considered to cause undue harm to the amenity of the existing and future occupiers of the property, thus acting against the principles set out in the aforementioned policies. The proposal therefore cannot be supported by the City Council.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The rear extension, by reason of its siting, scale, and massing, would limit the private outdoor amenity space of the property to an unacceptable degree, resulting in a poor standing of living accommodation for existing and future occupiers, with no meaningful outdoor space retained and, as such, is contrary to policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

190 Church Lane, Lightbowne, Manchester, M9 4LJ
9 Lowton Avenue, Manchester, M9 4LH
11 Lowton Avenue, Manchester, M9 4LH
192 Church Lane, Lightbowne, Manchester, M9 4LJ

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