MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140993/FH/2024
Date registered valid:	11 September 2024
Proposal:	Erection of single storey side and rear extension
Address:	20 Mossfield Street, Manchester, M11 1PN
Ward(s):	Clayton & Openshaw Ward
Applicant:	Mrs Mukhtar
Agent (if any):	Mr Alun Jones A.F Architectural Designs
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**05/11/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10/10/2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 26 September 2024 Expired: 17 October 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 located on Mossfield Street. The property was built in 2016/17 as part of the 'East Avenue' development, it is constructed of red brick with black door and window frames and black window frames. The property features hardstanding for vehicle parking to the side, a flat roof porch canopy and a modest garden to the rear, boundary treatment is low level brick topped with black steel railings.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Mossfield Street is a residential street located within the Clayton and Openshaw Ward of East Manchester, close to the boundary with Tameside borough. This development was built between 2016-2018 as part of the regeneration of this area and is predominantly residential in terms of its character, consisting of semidetached and detached 2/3 storey residential dwellings. The street is between the Ashton Canal and Ashton Old Road with shops and services located nearby on Fairfield Road/ Ashton Old Road.

Description of development
The applicant is seeking permission for the erection of a single storey side and rear extension to provide additional living accommodation.

Consultations & Notification Responses
As per appendix 1 – Neighbouring residents were notified and asked for comments on the proposed application – No comments or objections were made.

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

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 2023)
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 side and rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and 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 extension 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 extension 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 extension would be single storey and wrap around the rear corner of the property, with a pitched roof measuring 3900mm at its maximum, sloping down to 2650mm at the eaves. The rear section of the proposed extension would project out by 3500mm from the existing rear wall, spanning 8660mm across the rear, leaving a gap of 285mm to the boundary with the adjoining property and a gap of 900mm to the boundary with the neighbouring property. The side element of the proposal would be set back from the front wall of the house by 5070mm and would project out to the side wall by 3490mm leaving a gap of 900mm to the boundary.

The 3500mm rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3650mm). Moreover, side projection is set back by over 5 meters from the front elevation, ensuring it is not overly prominent on the street seen. As such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity
Given that the extension would be single storey with a maximum roof height 3900mm sloping down to 2650mm towards the boundaries, it is considered that the proposal 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, the gaps of 900mm and 285mm should further ensure that the proposal is not overbearing on neighbouring properties.

There is a glazed double door, and two windows proposed on the rear elevation, with a window to the front elevation of the side extension, the side elevations would feature 1 small window, whilst the roof would feature 3no. skylights. It is not anticipated that the new glazed doors or windows would cause any privacy issues for the residents or neighbours.

In addition, no objections have been received in response to the application.

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

Design and Visual Amenity
The proposed addition would be built using brickwork and black slate roof tiles to match the existing host dwellinghouse. The side elevation would feature a small window, whilst the rear elevation will feature2 windows, 1 double glazed door with a black frame and the roof will feature 3no. skylights.

The proposed window on the front elevation of the side extension would be of the same style to match the existing front windows and will be set back from the ensuring it does not have a significant impact upon the visual amenity of the area.

The proposal is relatively standard in terms of its design and would be in-keeping with the existing precedent of residential extensions in this area. 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.

Parking
The side element of the extension will encroach onto the existing tandem car parking space to the side of the house, this will result in the loss of one parking space. However, there will still be space for off street parking for 1 car, which is acceptable for a single-family dwelling of this size.

Waste Storage
The current waste storage arrangements would be unaffected by this proposal.

Conclusion
Given the above issues, it is considered that the proposed single-storey side and rear extension is acceptable in terms of its 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 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. 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, Plans and Elevation – 11 September 2024.

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

18 Mossfield Street, Manchester, M11 1PN
8 Dobson Street, Manchester, M11 1PQ
5 Burman Street, Manchester, M11 1PE
22 Mossfield Street, Manchester, M11 1PN
Telephone Exchange, Peel Street, Manchester

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA