MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140543/FH/2024
Date registered valid:	17 July 2024
Proposal:	Erection of a single storey front extension to form a porch
Address:	242 Errwood Road, Manchester, M19 1HX
Ward(s):	Burnage Ward
Applicant:	Mrs Nargis Hanif
Agent (if any):	Mr Hasnaat Saeed
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**09/09/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 30 July 2024 Expired: 20 August 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 Errwood Road. The property is built from brick and white render with terracotta roof tiles. The property features a small canopy above the front door, hardstanding for vehicle parking at the front and a garden to the rear. There is a mid-level hedgerow as boundary treatment to the front.



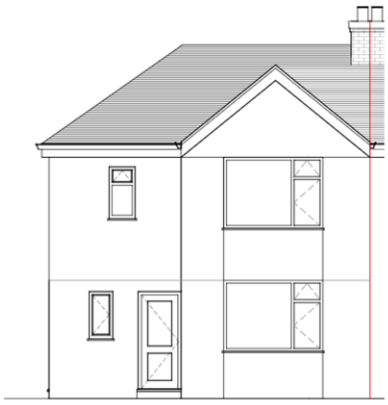
Listed building: Not applicable

Conservation area: Not applicable

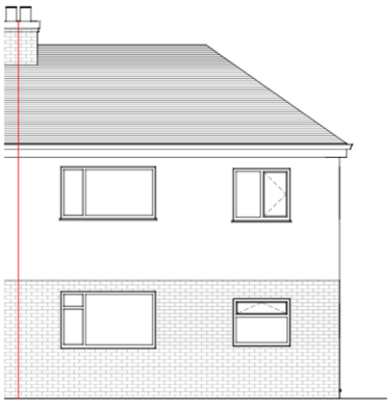
Tree Preservation Order: Not applicable

Description of area
Errwood Road is a residential street on the boundary between Manchester's Burnage Ward and Stockport, adjacent to the Heaton Moor Golf Club. The area is predominantly residential in terms of its character, consisting mostly of semidetached and terraced 2-storey residential dwellings.

Description of development
The applicant it is seeking permission for the erection of a single storey front extension to form a front porch.



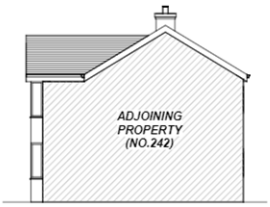
Existing Front Elevation
1 : 50



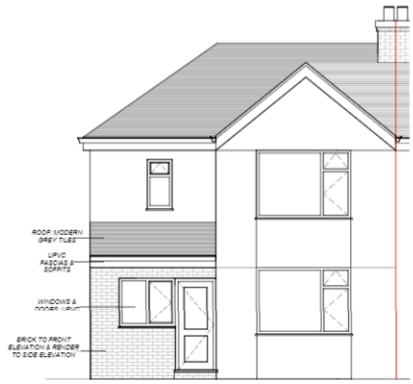
Existing Rear Elevation
1 : 50



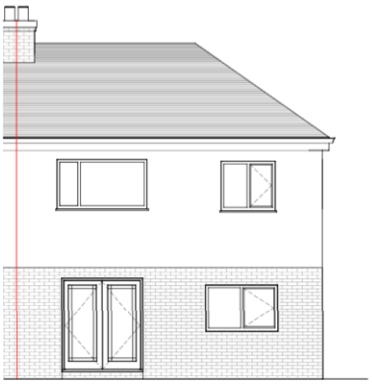
Existing Side Elevation A (View From No.244)
1 : 100



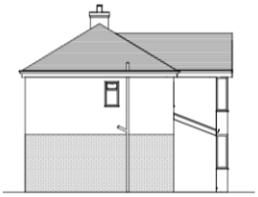
Existing Side Elevation B (View From No.242)
1 : 100



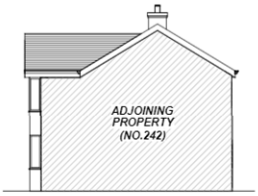
Proposed Front Elevation
1 : 50



Proposed Rear Elevation
1 : 50



Proposed Side Elevation A (View From No.244)
1 : 100



Proposed Side Elevation B (View From No.242)
1 : 100

Consultations & Notification Responses
Local residents, as per appendix 1 - no comments or objections received.

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 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 front 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 single storey front extension would be sited at the front of the property following the removal of the existing front canopy, with a pitched roof and a total projection of 1900mm spanning 2800mm. The roof will have a maximum height of 3500mm, sloping down to a minimum height of 2730mm. The proposal is does not project beyond either the front or side property line and does not add any doors or window to the side elevations, only to the front elevation where there is already and existing door and window.

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. Therefore, the proposed alteration 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 is slight in size, roughly 5m² in floor area (measured externally) which is only slightly larger than the 3m² size that is classed as permitted development. It will not project forward of the existing property line or project beyond the sidewall of the property. It is not considered to be excessively large, and it is not anticipated to cause a loss of daylight for any neighbouring properties.

The proposal features no new windows or doors on the side elevations and as such it is not anticipated to cause any privacy concerns for the applicants or neighbours.

In addition, no objections from neighbouring residents were received in response to this application.

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Design and Visual Amenity
The proposed addition would be built using red brickwork and white render match the existing host dwellinghouse, it would feature grey roof tiles on a pitched roof. Both side elevations of the proposal will remain blank, the front elevation will feature a white uPVC door and window.

The proposal is relatively standard in terms of its scale and design and would be in-keeping with the existing precedent of residential extensions in this area. Sited at the front of the property, the extension would be visible within the street scene, however it is in keeping with the character of the area and will have a minimal impact upon the visual amenity of the 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.

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

Parking
No change to parking arrangements would occur as a result of the proposal.

Conclusion
Given the above issues, it is considered that the proposed single-storey front 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 – 17 July 2024
b. Drawing – Existing and Proposed Plans and Elevations 17 July 2024 – Drawing number – ERR-02-20

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
244 Errwood Road, Manchester, M19 1HX
50 Westdean Crescent, Manchester, M19 1DP
48 Westdean Crescent, Manchester, M19 1DP
27 Westdean Crescent, Manchester, M19 1GB
25 Westdean Crescent, Manchester, M19 1GB

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