Planning

Growth & Development

Delegated officer report for planning application

Application no.	140699/FH/2024
Date registered valid:	22 August 2024
Proposal:	Erection of a single storey front porch, single storey side and rear extensions
Address:	51 Longford Place, Manchester, M14 5GW
Ward(s):	Rusholme Ward
Applicant:	Dr Sadia Haleema Mian
Agent (if any):	Miss Aysha Utsho AU Archi
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10/10/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10/10/2024

Standard consultations:
Printed: 29 August 2024 Expired: 19 September 2024

Neighbour notifications
Printed: 29 August 2024 Expired: 19 September 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. The property is built from red brick with terracotta roof tiles on a hipped roof, featuring a canopy and a bay window at the front, white framed windows, hardstanding for vehicle parking and a garden to the rear. Boundary treatment is a low-level brick wall with black steel railing gates.





Listed building: Not applicable

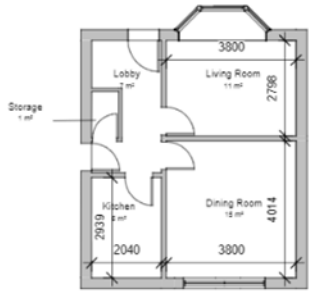
Conservation area: Not applicable

Tree Preservation Order: Not applicable

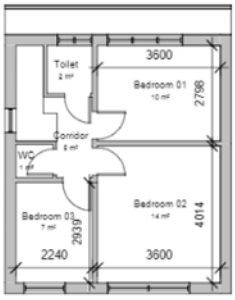
Description of area
Longford Place is a residential street, off of the A5184 and A6 roads, close to St Johns Primary School and Longsight District Centre. The area is predominantly residential in terms of its

character, consisting of two-three storey semi-detached and terraced residential properties of various ages.

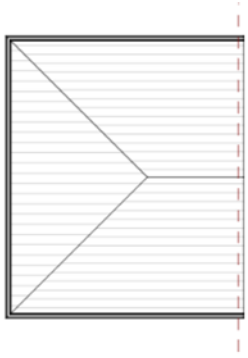
Description of development
The applicant is seeking permission for the erection of a single storey front porch, side and rear extension to provide additional living accommodation.



Ground Floor as Existing
1 : 100



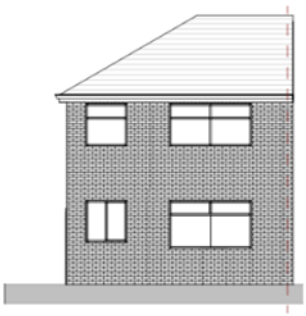
First Floor Plan as Existing
1 : 100



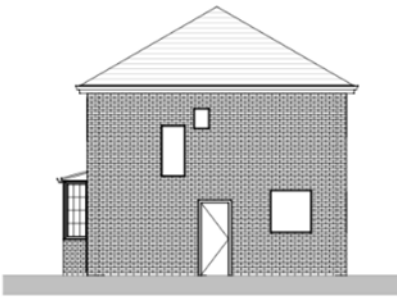
Roof as Existing
1 : 100



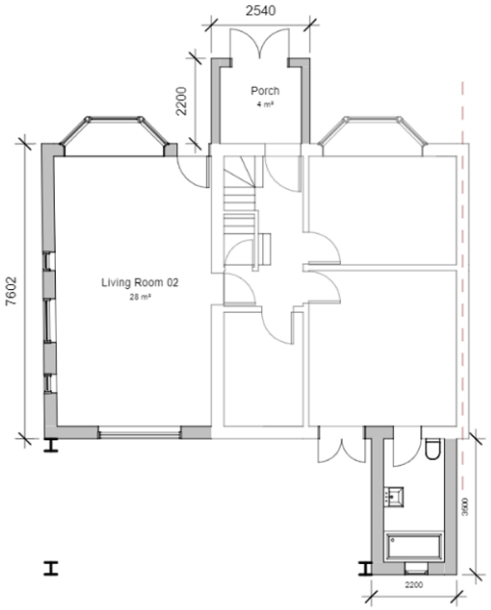
Front Elevation as Existing
1 : 100



Rear Elevation as Existing
1 : 100



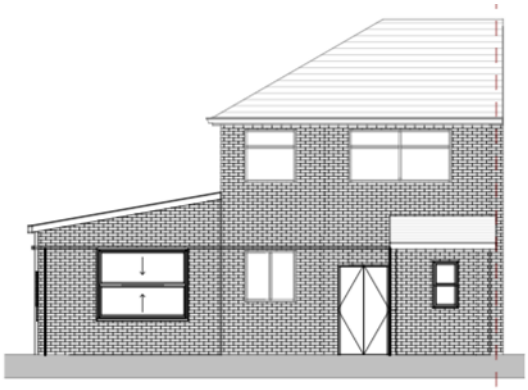
Side 01 Elevation as Existing
1 : 100



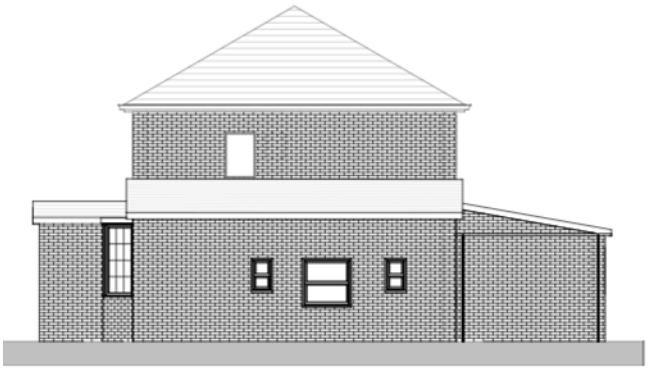
Ground Floor Plan as Proposed
1 : 100



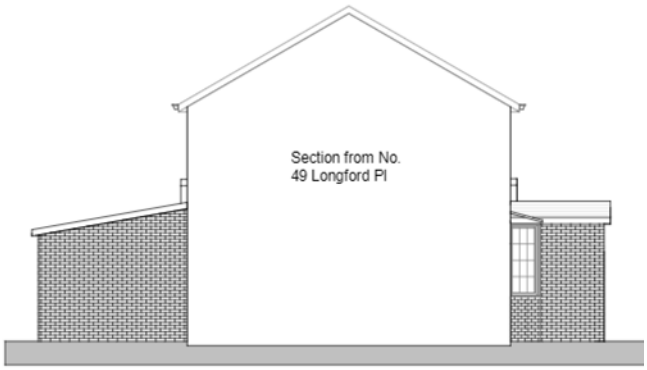
Front Elevation as Proposed
1 : 100



Rear Elevation as Proposed
1 : 100



Side 01 Elevation as Proposed
1 : 100



Side 02 Elevation as Proposed
1 : 100

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

Highways – No objection to the proposal, advise that if the applicant intends to move the driveway access to Ayton Grove, then a dropped kerb should be applied for.

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 single storey front porch, side and rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or 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 alteration 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 front porch would be sited at the front of the property and would project out by 2200mm and span 2540mm with a pitched roof measuring 3290mm at its maximum and 2950mm at the eaves.

The side extension would project from the side by 4305mm and span the length of the property at 7602, with a bay window to the front to mirror the existing front elevation, this would project forward by 700mm, in line with the existing. It would feature a lean-to roof with a maximum height of 3830mm, sloping down to 3050mm at the eaves. The use of the lean-to roof ensures that the roof is lowest towards the boundary

The rear extension would project out by 3500mm from the rear wall, spanning 2200mm with a lean-to roof measuring 3265mm where it meets the main house, sloping down to 2625mm at the eaves. The 3500mm rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3650mm).

Overall, 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
The application site is located at the junction of Longford Place and Ayton Grove, so there is considerable space between the neighbouring properties 53 Longford Place and 6 Ayton Grove, with only the rear portion of the proposal on a boundary with the adjoining property. The 3500mm rear ward projection and use of a low lean-to roof should ensure the proposal would not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

The side extension would be single storey and feature windows on the front, side and rear elevations, although it would be built up to the boundary with the neighbouring property being across Ayton Grove, the introduction of ground floor windows on this side elevation would not cause issues of overlooking nor infringe on the privacy of neighbouring residents.

The front porch would not feature any windows, only a set of double doors on the front elevation, it is set back from the neighbouring property significantly, as such it should not cause any harm to the residential amenity of any neighbouring residents.

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 proposal would be built from brickwork, concrete roof tiles, white uPVC windows and doors, the use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature.

Both the side and front extension would be visible from the street, as such it is likely to have an impact on the visual amenity of the area, however the use of a lean-to roof on the side extension reduces its height at the boundary line and there is precedent in the immediate street scene. The front porch is similar in design to that of the adjoining property, and others in the vicinity, therefore, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Waste Storage
Storage of waste bins would within the rear garden through a rear access gate onto Ayton Grove.

Parking
The current parking arrangements would be unaffected by this proposal.

Conclusion
Given the above issues, it is considered that the proposed front, side and rear extensions are acceptable in terms of 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 – 05 August 2024
b. Drawing – Proposed Elevations 22 August 2024 – Drawing number: 2035-P 02 B
c. Drawing – Proposed Floor Plans 05 August 2024 – Drawing number: 2035- P 01 REV A

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

Highway Services

2A Ash Grove, Manchester, M14 5GQ
Flat 3, 24 Longford Place, Manchester, M14 5GG
Flat 2, 24 Longford Place, Manchester, M14 5GG
Flat 1, 22 Longford Place, Manchester, M14 5GG
Flat 2, 22 Longford Place, Manchester, M14 5GG
Flat 3, 22 Longford Place, Manchester, M14 5GG
Flat 1, 24 Longford Place, Manchester, M14 5GG
4 Ash Grove, Manchester, M14 5GQ
5 Ayton Grove, Manchester, M14 5GU
36 Longford Place, Manchester, M14 5GG
30 Longford Place, Manchester, M14 5GG
28 Longford Place, Manchester, M14 5GG
22 Longford Place, Manchester, M14 5GG
Flat 2, 34 Longford Place, Manchester, M14 5GG
Flat 1, 34 Longford Place, Manchester, M14 5GG
47 Longford Place, Manchester, M14 5GW
53 Longford Place, Manchester, M14 5GW
7 Ayton Grove, Manchester, M14 5GU
38 Longford Place, Manchester, M14 5GG
32 Longford Place, Manchester, M14 5GG
2 Ash Grove, Manchester, M14 5GQ
55 Longford Place, Manchester, M14 5GW
45 Longford Place, Manchester, M14 5GW
8 Ayton Grove, Manchester, M14 5GU
6 Ayton Grove, Manchester, M14 5GU
26 Longford Place, Manchester, M14 5GG
49 Longford Place, Manchester, M14 5GW

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
Area Team Boundary - Name: NORTH AREA