

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140724/FH/2024
Date registered valid: 7 August 2024
Proposal: Erection of single storey side and rear extensions to form additional living accommodation
Address: 147 Clinton Avenue, Manchester, M14 7LQ
Ward(s): Fallowfield Ward

Applicant: Mr Omer Rahim Rashid
Agent (if any): Mr Ahmad Turkmani AT A Design
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 1 October 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 September 2024

Standard consultations:

Printed: 20 August 2024 Expired: 11 September 2024

Neighbour notifications

Printed: 20 August 2024 Expired: 11 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/area

The application relates to a semi-detached two-storey C3 dwellinghouse, which features red brick work with a hipped roof. The application property includes a single driveway and garden to the front and a garden to the rear . Boundary treatment to the consists of timber fences around the side and rear boundaries.

The surrounding area is predominantly residential in character.

At the time of the site, works had begun on site, including foundations dug and laid in relation to the single storey extensions.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant proposes the erection of single storey side and rear wraparound extension.

Single storey side extension

The single storey side extension projects 1800mm from the existing side elevation meeting the boundary. The side extension features a sloping roof and 3no. roof lights.

Single storey rear extension

The proposed rear extension projects 4350mm from the existing rear elevation and spans 8890mm from the proposed side extension to 150mm off the shared boundary. The ground floor rear extension features a flat roof with a large roof light and large rear glazing.

This is a resubmission of the planning application, 139244/FH/2024, albeit with the omission of the first floor rear element.

Consultations & Notification Responses

Local responses

None

Consultee responses

Highway Services – No objections.

Relevant Planning History

At the application site –

139244/FH/2024 – Erection of single storey side extension and part single, part two storey rear extension. Approved 08.04.2024.

117822/TPO/2017 – Works to tree - (T1) Birch - Crown Lift to 5 meters to allow more light in to garden. Remove deadwood for safety. No objection 24.11.2017.

History of negotiations

No negotiations were entered into with the agent, given that the revised scheme was considered policy compliant.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been

replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order 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.

Moreover, the principle of the single storey wraparound extension has been granted by virtue of the previously approved planning application at this property (ref:139244/FH/2024).

Impact on visual amenity and the streetscene:

The proposal seeks permission for a single storey side and rear extension. The proposed side extension would measure 1.8m width by 12.3m depth (including the rear extension element).

The proposed scale and design of the proposed wraparound extension is considered acceptable in this instance, reading as a subservient addition to the host dwellinghouse in terms of the dimensions.

The proposed side extension would accommodate a hipped roof and is considered to be relatively standard in terms of its scale and design, and would be in-keeping with the overall nature of residential extensions in this area. Sited at the side of the property, the extension would be visible within the street scene and public realm, however, the use of matching materials would provide a blended appearance with the existing dwellinghouse. Hence, the overall character of the dwellinghouse and its surrounding area would not be significantly harmed by these works in regard to visual amenity. The proposed rear extension would not be visible from the public highway and would not feature within the street scene. The design of the proposed extension is considered in keeping with the existing and surrounding properties in the area, and in terms of the materials, these are to match those of the existing dwellinghouse. As such, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extensions are considered to be of an appropriate scale, and are subservient and sympathetic to the design of the host property. The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved UDP Policy DC1.

Impact on residential amenity:

Given the modest scale and design of the proposed side extension, this element is not considered to give rise to undue amenity impacts upon neighbouring residential properties.

The proposed single storey rear extension would exceed the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions by 700mm. Notwithstanding this, given the inclusion of a flat roofed design which helps mitigate the extension massing, the proposed extension is not considered to result in an overbearing impact upon the residential amenities of surrounding properties. It is of a relatable scale to the host property, therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Highways:

The proposed development would not affect the existing parking provision on street, as such is considered acceptable in this regard.

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 policies 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

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 drawings

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed Floor Plans', numbered 'PP175-3/24B', stamped as received by the City Council as Local Planning Authority on the 07/08/2024.
- 'Proposed Elevations, numbered 'PP175-4/24B', stamped as received by the City Council as Local Planning Authority on the 07/08/2024.
- Location plan numbered 'PP175-4/24B', stamped as received by the City Council as Local Planning Authority on the 07/08/2024

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3. Matching materials

The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 extension, pursuant to saved policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester 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 policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

5. Bin store

Finalised elevational details of the proposed bin store on Location plan numbered 'PP175-4/24B', stamped as received by the City Council as Local Planning Authority on the 07/08/2024 shall be submitted to and approved in writing by the City Council as local planning authority. The bin store shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1, JP-P1 and JP-S6 of Places for Everyone.

Informative

1. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services

88 Clinton Avenue, Manchester, M14 7LG
86 Clinton Avenue, Manchester, M14 7LG
84 Clinton Avenue, Manchester, M14 7LG
26 Parkside Road, Manchester, M14 7JG
24 Parkside Road, Manchester, M14 7JG
22 Parkside Road, Manchester, M14 7JG
149 Clinton Avenue, Manchester, M14 7LQ
145 Clinton Avenue, Manchester, M14 7LQ

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