

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140858/FH/2024

Date registered valid: 6 September 2024

Proposal: Erection of single storey side extension and part single, part two storey rear extension following demolition of existing conservatory.

Address: 7 Tarrington Close, Manchester, M12 4TB

Ward(s): Longsight Ward

Applicant: Mr. Naeem Afzal

Agent (if any): Mr. Niamat Ali NA Design

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 October 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 September 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 September 2024

Expired: 27 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a 2-storey, pitch roof, detached dwellinghouse situated within a predominantly residential cul-de-sac within a modern housing estate in Longsight ward.

The housing type along the street scene comprises of detached, semi-detached bungalow properties.

The application building is constructed of brick with tile roof and benefits from amenity space to the front, side and rear elevations, together with existing conservatory along the rear garden, free standing timber frame shed along the side garden, a driveway along the gable elevation and frontage for several vehicles. There is a gated access along both gable elevations, including boundary treatment along the side and rear elevations, approximately 1.8 metres high.

The application dwelling and no.9 Tarrington Close appear slightly staggered in terms of pre-existing housing layout. The front building line of the application dwelling appears slightly set-back from no.9's front building, whilst the rear building line of no.9 Tarrington Close projects slightly beyond the rear building line of application building.



(Officer's site visit, 18.09.2024)



Site Planning History

o Apart from the planning permissions that granted consent for the housing development on the site, (reference nos. 025243, 024228, 023688, 022294, 020263, 018602, F15408), there is no other record.

Description of development

The initially submitted application proposed a two storey side extension, single storey rear extension following demolition of existing conservatory.

The submitted plan would also include an elevation alteration involving 1no. window along the first floor side elevation of the original dwellinghouse (no. 9 Tarrington Road elevation). Given the fallback position of permitted development rights and permitted development rights not having been removed, this element of the submitted plan would not generally require an application for planning permission for the nature of the property.

Following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated 15/10/24). The title description of the proposal has been subsequently amended to reflect the revised plans. The revised plan would now involve, a proposed single storey side extension and part single, part two storey rear extension following demolition of existing conservatory.

The revised plan along the ground floor would be sited along the common shared boundary with nos. 4-6 Dunley Close, whilst being set away approximately 150mm from this boundary to leave a small gap. It would be flush with the front building line of the host building, whilst maintaining a proposed width of approximately 2275mm. It would then project approximately 13756mm along the common shared boundary with nos. 4-6 Dunley Close, then comes forward of the common shared boundary with no. 9 Tarrington Close approximately 8022mm wide, then returns forward of the rear building line of original dwellinghouse approximately 5000mm deep, whilst being flush with the gable elevation. The existing gated access along the common shared boundary with no. 9 Tarrington Close would be maintained. This element would

comprise of a combined lean-to pitch and hip roof design and would include 1no. window along the front elevation, 1no. window along the side roof elevation, 2no. windows along the rear roof elevation, together with further windows and bi-fold doors along the rear elevation.

The proposed first floor element would be flush with the gable elevations of the original dwellinghouse and would measure approximately 3000mm deep x 5408mm wide x 3240mm maximum height. It would comprise of a pitched roof with the ridge of the proposed roof set below the roof ridge of the original house and would include 1no. window opening along the rear elevation.

It is intended to use matching materials.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policies are considered to be relevant:

- o JP-S1 - Sustainable development

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- o Policy DM1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- o Chapter 2: Design

ISSUES

In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated 15/10/24). The title description of the proposal has been subsequently amended to reflect the revised plans.

Principle

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey side and rear extension) - As previously mentioned, the application dwellinghouse and no.9 Tarrington Close appear slightly staggered in terms of pre-existing housing layout. The front building line of the application dwelling appears slightly set-back from no.9's front building, whilst the rear building line of no.9 Tarrington Close projects slightly beyond the rear building line of application building. Therefore, in light of this pre-existing arrangement, and given the existing contextual relationship along rear elevation and side boundaries, coupled with the revised plan (dated, 15/10/24), and due to the fact that the existing conservatory would be removed in its entirety, and the proposal would be stepped away from the common shared boundaries with nos. 4-6 Dunley Close and the existing gated side access along the common shared boundary with no.9 Tarrington Close would be maintained; coupled with fact that the proposal would be limited to single storey along the common shared boundaries with nos. 4-6 Dunley Close, thereby mitigating any adverse impact from undue

massing. In addition, although the overall proposed rearward projection along the ground floor at approximately 5000mm is (1350mm) in excess of the City Councils saved policy DC1.3 (a) regarding rearward extensions it is within the limitations for a larger homes extension application, and given the sizable depth of rear garden and separation distance that would still be maintained from the rear boundary, it is considered that the extension could be accommodated in this location in this instance. For these reasons and on balance, and subject to planning conditions, the revised submitted plan is considered to be acceptable in terms of its impact on residential amenity as there are no undue overbearing, overshadowing or loss of privacy impacts.

Impact of works (design and appearance) - The proposed extension would be informed by similar developments along the street scene, and therefore within this context, it is not considered that the proposal would unduly harm the character of the host building or the general area. A materials condition has also been attached to ensure that the materials are adhered to.

Impact of works (waste management) - Although the existing access along the common shared boundaries with nos. 4-6 Dunley Close would be significantly lost to accommodate the side extension element, the existing gated access along the common shared boundary with no. 7 Tarrington Close would be maintained, which is considered acceptable; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (car parking) - Whilst the existing access along the common shared boundaries with nos. 4-6 Dunley Close would be lost to accommodate the side extension element, the existing front driveway with the capacity to accommodate several vehicles would be unaffected, which is considered to be acceptable; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-S1 - Sustainable development of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated 15/10/24). The title description of the proposal has been subsequently amended to reflect the revised plans. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- o Location Plan with application site edge in red, received by the City Council as the Local Planning Authority on 27 August 2024.
- o Proposed Plans and Elevations, Drawing Number NA-P02, REVISION A, received by the City Council as the Local Planning Authority on 15 October 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans and submitted information; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing bricks and tiles used to construct the elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the submitted information.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Core Strategy (2012).

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the development hereby approved other than those stated on: Proposed Plans and Elevations, Drawing Number NA-P02, REVISION A, received by the City Council as the Local Planning Authority on 15 October 2024.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

4 Dunley Close, Manchester, M12 4TE
22 Pencombe Close, Manchester, M12 4TA
1 Iqbal Close, Manchester, M12 4TD
9 Tarrington Close, Manchester, M12 4TB
2A Dunley Close, Manchester, M12 4TE
2 Dunley Close, Manchester, M12 4TE
6 Dunley Close, Manchester, M12 4TE

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA