

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140466/FH/2024
Date registered valid: 9 August 2024
Proposal: Erection of two storey side and single storey rear extension.
Address: 337 Lightbowne Road, Manchester, M40 0HL
Ward(s): Charlestown Ward

Applicant: Mr Brett Rosenthal
Agent (if any): Mr Steve Ingram S.Ingram & Associates
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 3 October 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 August 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 August 2024 Expired: 10 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 site relates to a 2 storey, brick facing, hip roof, semi-detached dwellinghouse within the Charlestown ward of north Manchester. The application property fronts Lightbowne Road (the B6393), a busy dual carriage. The street scene is made up of large two storey semi-detached dwellinghouses, similar in design and appearance.



(Officer's site visit, 21.08.2024)

In terms of the application site, there is existing amenity space along the front side and rear; together with boundary treatment, whilst incorporating a gated access along the side elevation. The existing amenity is in-part hard surfaced along the front elevation and fully hard surfaced along the side and rear elevations.

The site shares common boundaries with no. 339 Lightbowne Road along the (northern elevation) and no. 335 Lightbowne Road along the (southern); together with nos. 18-20 Barcliffe Avenue and no. 3 Shawford Road along the rear elevation (north-western elevation).

Due to the pre-existing housing layout, combined with the staggered arrangement of the immediate semi-detached houses, the front elevation of the application dwellinghouse is set-back approximately (3.0 metres) from no. 339 Lightbowne Road's front elevation, whilst projecting approximately (3.2 metres) beyond the rear building line.

The existing side garden is approximately 2.3 metres wide, and the depth of rear garden approximately (6.1 metres deep, minimum), given the broadly triangular shaped rear boundary.

Site Planning History

1. 116058/FO/2017

Renewal of existing fencing to Manchester Council properties, In Higher Blackley, Chain Bar area (see location map). Erecting 1.2m high fence at the front of properties. Erecting 1.8m high fence at the rear of properties.

Renewal of existing gates as required.

Application Returned.

Description of development

The submitted application relates to a proposed two storey side and single storey rear extension.

Following negotiations, the initially submitted plan has been revised in the interest of residential amenity, and revised plans were subsequently submitted, (dated, 19/09/24).

In terms of the revised plan, the proposal along the ground floor would be sited along the common shared boundary with no. 339 Lightbowne Road, whilst being stepped away approximately 314mm from this boundary. It would be flush with the front building of the host dwelling and would maintain a proposed width of approximately 2.0 metres along the front elevation. It would then project approximately 9.8 metres along the shared boundary, then it comes forward of the common shared boundary with no. 335 Lightbowne Road approximately 7.5 metres wide, whilst leaving a small gap of approximately 270mm from this boundary. The maximum rearward projection would not exceed 3.0 metres. The ground floor element would incorporate a lean-to pitch roof design with a maximum proposed roof height at approximately 3.2 metres along the front elevation and 3.5 metres along the rear elevation. It would incorporate 1no. window along the ground floor front elevation, 2no. windows along the rear roof elevation; together with bi-fold doors along the rear elevation.

With regards the first floor element, it would be set back approximately 1.1 metres from the front building line of the host dwelling; and would also maintain a proposed width of approximately 2.0 metres along the front elevation; whilst also being stepped away approximately 314mm from common shared boundary with no. 339 Lightbowne Road. It would then project approximately 5.8 metres along this shared boundary, then it comes forward of the side elevation of the original dwellinghouse, whilst being flush with its rear building line. It would comprise of a hip roof design, with the proposed roof ridge set below the existing ridge; and would include 1no. window along the first floor front elevation; together with 1no. window along the first floor 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), (December 2023) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019, 2021 and 2023. 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)

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

Following negotiations the initially submitted plan has been revised in the interest of residential amenity, and revised plans were subsequently submitted, (dated, 19/09/24).

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 (2-storey side and single storey rear extension) - In this instance, due to the pre-existing housing layout, combined with the staggered arrangement of the immediate semi-detached houses, the front elevation of the application dwellinghouse is set-back approximately (3.0 metres) from no. 339 Lightbowne Road's front elevation, whilst projecting approximately (3.2 metres) beyond the rear building line. With this pre-existing context in mind, together with the revised plan (dated, 19/09/24), it is considered that the revised plan would not unduly impact on residential amenity. In addition, the overall proposed rearward projection at approximately 3.0 metres is within the limitations of the City Councils saved policy DC1.3 (a) regarding rearward extensions. Therefore, 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. However, a materials condition has been attached to ensure that the materials are adhered to.

Impact of works (waste management) - It is intended to provide a covered timber frame bin store in a specified location along the front garden, (revised plan dated, 19/09/24), 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) - The existing front driveway would be unaffected; 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); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no neighbour comments or objections have been received in response to this application.

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, following negotiations, the initially submitted plan has been revised in the interest of residential amenity, and revised plans were subsequently submitted, (dated, 19/09/24). 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 Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 28 June 2024.
- o Location Plan with application site edge in red, together with Existing Plans and Elevations, DRAWING No. 23. , received by the City Council as the Local Planning Authority on 19 September 2024.
- o Proposed Plans and Elevations, DRAWING No. 23.B, received by the City Council as the Local Planning Authority on 19 September 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 materials to be used on the development hereby approved shall match those of the existing dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the submitted information and approved drawings.

Reason - To ensure that 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 policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester 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 No. 23.B, received by the City Council as the Local Planning Authority on 19 September 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).

5) Wheeled bins shall be stored along the front garden, in the specified location and enclosed timber frame bin store and as shown on: Proposed Plans and Elevations, , DRAWING No. 23.B, received by the City Council as the Local Planning Authority on 19 September 2024, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of residential and visual amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of the Core Strategy (July 2012).

Appendix 1 – List of consultees & neighbours notified

336 Lightbowne Road, Manchester, M40 0EJ
335 Lightbowne Road, Manchester, M40 0HL
3 Shawford Road, Manchester, M40 5QU
339 Lightbowne Road, Manchester, M40 0HL
20 Barcliffe Avenue, Manchester, M40 5QR
18 Barcliffe Avenue, Manchester, M40 5QR
338 Lightbowne Road, Manchester, M40 0EJ

Appendix 2 – Planning constraints

-