

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140409/FH/2024

Date registered valid: 17 July 2024

Proposal: Erection of a single storey rear extension together with a single storey front porch and new ground floor window.

Address: 58 Bradgate Close, Manchester, M22 4LX

Ward(s): Northenden Ward

Applicant: Mr Quang Hieu Nguyen

Agent (if any): Miss Lana Mahmmud

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **23 September 2024**

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit: 7 August 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 July 2024 Expired: 16 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/area

The application relates to an end terraced two-storey C3 dwellinghouse, which features pebbledash render, brownish red and buff brick work with a gable roof. The application property includes a single driveway and front and rear gardens. Boundary treatment to the consists of 1.8m fences around the side and rear boundaries.

The surrounding area is predominantly residential in character, comprising terraced housing two storey and bungalows. Sharston industrial estate is sited circa 50m due south of the application site.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The proposal seeks permission for the erection of a single storey rear extension and single storey front extension (porch).

Internally the proposal would create an extended open plan kitchen/dining/living area and vestibule at ground floor level. A single window and bi-fold doors are proposed in the rear elevation of the rear extension only. The proposed porch would feature a principle access door and two small slimline vertical windows to the front.

A new window at ground floor level in the original side elevation is proposed to serve a utility room.

Proposed materials would match existing.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

At the application site –

None

History of negotiations

The case officer requested that the submitted plans were amended to show the 4 existing windows in the side elevation for completeness and reduction of the single storey rear extension to 3.65m to mitigate residential amenity impacts on the adjoining dwelling. The agent submitted revised existing and proposed plans showing these amendments on 22/09/2024.

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.

Impact on visual amenity and the streetscene:

The proposal seeks permission for a front porch and single storey rear extension.

The proposed front porch would measure 3m width by 1.5m depth (4.5m² total ground area), therefore requires planning permission. The proposed scale and design is considered acceptable in this instance, reading as a subservient addition to the host dwellinghouse in terms of their dimensions. The proposed porch would accommodate a gable roof and is considered to be relatively standard in terms of its scale and design and would be in-keeping with the overall precedent of residential extensions in this area. Sited at the front of the property, the extension would be visible within the street scene and public realm, however its use of matching materials should provide a blended appearance with the existing dwellinghouse. Hence, the overall character of the dwellinghouse and its surrounding area should not be significantly harmed by these works.

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, which retain subservience and are 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 front porch, this element is not considered to give rise to undue amenity impacts upon neighbouring residential properties.

The revised proposed single storey rear extension would meet the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions. The size and footprint of 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 interfere with 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 negotiations took place with regards to the proposed rear projection and fenestration. Amended plans were submitted showing a reduced projection and the application has been determined with the attachment of appropriate conditions.

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.

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations

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:

- 'Revised Proposed Floor Plans', stamped as received by the City Council as Local Planning Authority on the 22/09/2024.
- 'Revised Proposed Elevations', stamped as received by the City Council as Local Planning Authority on the 22/09/2024.

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.

Appendix 1 – List of consultees & neighbours notified

113 Longley Lane, Manchester, M22 4HX
60 Bradgate Close, Manchester, M22 4LX
54 Bradgate Close, Manchester, M22 4LX
37 Bradgate Close, Manchester, M22 4LY
35 Bradgate Close, Manchester, M22 4LY
33 Bradgate Close, Manchester, M22 4LY
31 Bradgate Close, Manchester, M22 4LY
117 Longley Lane, Manchester, M22 4HX
115 Longley Lane, Manchester, M22 4HX

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