

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140720/FH/2024
Date registered valid: 7 August 2024
Proposal: Erection of single storey rear extension to form additional living accommodation
Address: 154 Holmcroft Road, Manchester, M18 7NG
Ward(s): Longsight Ward

Applicant: Mr Toqeer Muhammad
Agent (if any): Mr Mohammed Akram
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@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: 21 August 2024

Standard consultations:

No consultations have been printed and sent.

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

154 Holmcroft Road is a two-storey mid-terrace dwellinghouse within a short row of four properties in the Longsight ward of Manchester. The application property benefits from amenity space to the front and rear, with off-street car parking along the frontage and associated boundary treatment. There is an existing shared 'ginnel' access between the application property and no. 152 Holmcroft Road which leads to separate gated access to the rear of each property. The existing rear garden is approximately 16.2 metres deep. The surrounding area is predominantly residential in character, with the Gorton Education Village site along Wembley Road to the south-west of the application site and Rushbrook Primary Academy to the south-east.



(Officer's site visit 21.08.2024)



Site History

- 096415/FO/2011/N2 - Change of use of ground floor from a dwellinghouse to a retail shop and reconfiguration of first floor to a self-contained flat with associated installation of an additional doorway to the front elevation at ground floor level, external bin store and elevational alterations, REFUSED, July 2011.

Description of development

The submitted plan relates to a single storey rear extension which would serve as a lounge.

Following negotiations, the initially submitted plans have been revised in the interest of residential amenity, and revised plans subsequently submitted by the agent, (dated, 15/09/24 and 16/09/24). The revised plans would comprise of:

- The proposed extension would be stepped-away further away from the common shared boundary with no. 152 Holmcroft Road. It would now maintain approximately 920mm from this boundary.
- It is now intended to store wheeled bins within the rear garden.

In terms of the revised submitted plan, the proposal would be stepped away from the common shared boundary with no. 152 Holmcroft Road approximately 920mm. It would maintain a small gap of approximately 150mm from the common shared boundary with no. 156 Holmcroft Road. It would project from the rear building line of the original dwelling and would measure approximately (4000mm deep x 6375mm wide x 3602mm maximum height).

The existing side access / shared ginnel with no. 152 Holmcroft Road would be unaffected.

The proposed extension would comprise of a lean-to pitch roof and would include 1no. window along roof elevation; 1no. door along the side elevation facing the common shared boundary

with no. 152 Holmcroft Road; together with French doors and windows 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 objections, comments, 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):

- 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:

- 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:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- 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.

- 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:

- Chapter 2: Design

ISSUES

In this instance, the initially submitted plans have been revised in the interest of residential amenity, and revised plans subsequently submitted by the agent, (dated, 15/09/24 and 16/09/24).

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. Therefore, 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 rear extension) - In this instance, the initially submitted plans have been revised in the interest of residential amenity, and revised plans subsequently submitted by the agent, (dated, 15/09/24 and 16/09/24). The revised plan would also reflect similar planning permissions along Holmcroft Road, e.g. (ref. nos. 131819/FH/2021, 116144/FH/2017); therefore, in light of the of the existing contextual relationship along the boundaries, it is considered that the resultant contextual relationship of the revised proposal being stepped away from the side boundaries, and due to the fact that the proposal would be contained within the curtilage of the application site; it is not considered that the proposed scale would be unduly overbearing, overshadowing or present any loss of privacy impacts. Moreover, whilst the proposed rearward projection at approximately 4000mm is (350mm) in excess of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, it is within the limitations for a larger homes extension application and therefore this variance could be accommodated in this location in the instance. Therefore, for these reasons, and on balance, and subject to planning conditions, the revised proposal is considered to be acceptable.

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in design terms as it would be informed by similar development within the immediate neighbourhood, and it is also intended to match materials with those of the existing building. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - 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, T2 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 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 plans have been revised in the interest of residential amenity, and revised plans subsequently submitted by the agent, (dated, 15/09/24 and 16/09/24). 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 07 August 2024.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 07 August 2024.
- Design & Access Statement, received by the City Council as the Local Planning Authority on 07 August 2024.
- Proposed Floor Plans, PP / 260624 / 4, Issue 3, 4 OF 4, received by the City Council as the Local Planning Authority on 16 September 2024.
- Proposed Elevations, PP / 260624 / 3, Issue 2, 3 OF 4, received by the City Council as the Local Planning Authority on 15 September 2024.
- Correspondence from agent dated, 16 September 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans; 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 shown on:

- Proposed Floor Plans, PP / 260624 / 4, Issue 3, 4 OF 4, received by the City Council as the Local Planning Authority on 16 September 2024.
- Proposed Elevations, PP / 260624 / 3, Issue 2, 3 OF 4, received by the City Council as the Local Planning Authority on 15 September 2024.

Reason - In the interest of residential amenity, 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).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

6) Wheeled bins shall be stored within the rear garden and as shown on: Proposed Floor Plans, PP / 260624 / 4, Issue 3, 4 OF 4, and as stated in correspondence from agent, both received by the City Council as the Local Planning Authority on 16 September 2024; 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 (2012).

Appendix 1 – List of consultees & neighbours notified

25 Rawsthorne Avenue, Manchester, M18 7GA
19 Rawsthorne Avenue, Manchester, M18 7GA
27 Rawsthorne Avenue, Manchester, M18 7GA
21 Rawsthorne Avenue, Manchester, M18 7GA
156 Holmcroft Road, Manchester, M18 7NG
152 Holmcroft Road, Manchester, M18 7NG
150 Holmcroft Road, Manchester, M18 7NG
2 Sandown Crescent, Manchester, M18 7WG
1 Sandown Crescent, Manchester, M18 7WG
147 Holmcroft Road, Manchester, M18 7WQ
23 Rawsthorne Avenue, Manchester, M18 7GA

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA