

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140718/FH/2024
Date registered valid: 7 August 2024
Proposal: Erection of single storey rear extension to form additional living accommodation
Address: 7 Farrer Road, Manchester, M13 0QX
Ward(s): Longsight Ward

Applicant: Mr Md Nazrul Islam
Agent (if any): Mr Rashid Mehmood I. Planning Services
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

The application relates to hipped roof, semi-detached dwellinghouse along a residential street. Along the eastern side of the site is Longsight Community Primary School, and to the west is Beresford Road comprising of residential, retail, and religious uses. The application site benefits from existing amenity space along the front, side and rear together with defined boundary treatment along the front and rear elevation. There is an existing single storey rear extension (approximately 5.4 metres deep x 3.2 metres wide), including an outbuilding along the rear garden. There is no defined boundary treatment between the application site and no. 9 Farrer Road, and therefore, the existing amenity space along the side appears to be shared by the two properties, together with a shared gated access. The front amenity space is significantly hard surfaced to serve as off-street car parking and bins are stored within curtilage, along the side and rear of the property. The depth of the existing rear garden is approximately 4.7 metres deep (from the rear building line of the existing rear extension).

(Officer's site visit, 21.08.2024)



Site History

- 140161/PDE/2024 - Prior notification of proposed larger home extension projecting 5.4m to the rear, with a maximum height of 3.82m and a height at eaves of 2.5m, Turned Away (Legislative), July 2024.

Description of development

The submitted plan proposes a single storey rear extension.

Clarification was sought from the planning agent regarding the existing single storey rear extension in situ at the time of the officer's site visit, as it would appear that this extension would have required an application for planning permission in the first instance, by virtue of the rearward projection. The planning agent subsequently submitted further information which refers to the extension having been built in June 1992, and therefore falls outside the timescales for formal enforcement action, (correspondence from agent dated, 11/09/24).

The proposal would be sited along the common shared boundary with no. 5 Farrer Road, whilst leaving a gap of approximately 194mm from this boundary. It would then project approximately 3600mm along this boundary, then cranks at an acute angle away from the common shared boundary with no.5 Farrer Road approximately 2551mm. It then comes forward of the common shared boundary with no. 9 Farrer Road approximately 4276mm, whilst being flush with the side elevation of the existing dwellinghouse, whilst maintaining a proposed maximum rearward projection at approximately 5359mm. It would include 2no. windows along the roof elevation; together with French doors and a window along the rear elevation. In terms of the proposed external facing materials and finishes, it is intended to use matching bricks and tiles together with UPVC fenestration.

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

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, in light of the of the existing contextual relationship along the boundaries, and with the immediate dwellinghouses also having similar rear extensions, coupled with the fact that the proposal would project approximately 3600mm along the common shared boundary with no.5 Farrer Road, together with the depth of rear garden that would still be retained, it is not considered that the resultant contextual relationship of the proposed scale would be unduly overbearing, overshadowing or present any loss of privacy impacts. Moreover, whilst the overall proposed rearward projection at approximately 5359mm is (1709mm) 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, it is considered that this variance could be accommodated in this location in the instance.

Impact of works (Design and appearance) - In design terms, although the proposal would project approximately 3600mm along the common shared boundary with no.5 Farrer Road, then crank away from this boundary at an acute angle, as a consequence, the roof design would read more as an unconventional hip roof - it would appear somewhat more as a teepee design when viewed along the rear elevation. However, as the proposed rearward projection along this boundary would be limited to 3600mm, this projection would be within the guidance set out in saved UDP policy DC1.3 a) regarding rearward, and thereby, mitigating from any undue massing impact along this elevation. In addition, the proposed extension would not be highly visible from the highway and can only be seen by the occupiers of the immediate houses, thereby mitigating from the adverse impacts of undue visual intrusion. Moreover, it is also intended to use matching materials, although, 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, the; 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 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 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, clarification was requested from the planning agent regarding the existing single storey rear extension in situ at the time of the officer's site visit. The planning agent subsequently submitted further information which refers to the extension having been built in June 1992, (correspondence from agent dated, 11/09/24). The local planning authority had no other issues to raise with the agent but has 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.
- Existing Floor Plans and Elevations, SHT 2 of 3, received by the City Council as the Local Planning Authority on 07 August 2024.
- Proposed Floor Plans and Elevations, SHT 3 of 3, received by the City Council as the Local Planning Authority on 07 August 2024.
- Correspondence from agent dated, 11/09/24.

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 and Elevations, SHT 3 of 3, received by the City Council as the Local Planning Authority on 07 August 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.

Appendix 1 – List of consultees & neighbours notified

6 Montgomery Road, Manchester, M13 0PW
9 Farrer Road, Manchester, M13 0QX
36 Farrer Road, Manchester, M13 0QX
3 Farrer Road, Manchester, M13 0QX
8 Montgomery Road, Manchester, M13 0PW
5 Farrer Road, Manchester, M13 0QX
11 Farrer Road, Manchester, M13 0QX
34 Farrer Road, Manchester, M13 0QX
32 Farrer Road, Manchester, M13 0QX
30 Farrer Road, Manchester, M13 0QX
12 Montgomery Road, Manchester, M13 0PW
10 Montgomery Road, Manchester, M13 0PW

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