MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140941/FH/2024
Date registered valid:	5 September 2024
Proposal:	Erection of a single storey rear extension to provide additional living accommodation, along with partial garage conversion to provide utility room.
Address:	161A Palatine Road, Manchester, M20 2GH
Ward(s):	Didsbury West Ward
Applicant:	Laura Sparrow
Agent (if any):	Mr Umayr Azam, Northedge Architecture
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**16/10/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:
Printed: 13 September 2024 Expired: 4 October 2024

Neighbour notifications
Printed: 13 September 2024 Expired: 4 October 2024

Site notice
Posted: 24 September 2024 Expired: 15 October 2024

Press advert
Published: 17 September 2024 Expired: 8 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The proposal relates to a three-storey end of terrace class C3 dwellinghouse on Palatine Road. The property was built in 1986/87, it features a built-in ground floor garage, a first-floor balcony to the rear, it is constructed of red brick with black brick detailing and grey roof tiles. The property features hardstanding for vehicle parking at the front and a long garden to the rear.



Figure 1. Front view of the property.



Figure 2. Rear view / Development area.

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area
The property is located on Palatine Road, a residential street situated in the Didsbury West Ward of South Manchester, close to the A515, Barlow Moor Road and the West Didsbury

Metrolink station. This area is predominantly residential in terms of its character consisting mostly of large semidetached and detached houses on mature tree lined streets within the Blackburn Park Conservation Area.



Description of development
The applicant is seeking permission for the erection of a single storey rear extension and elevation alterations associated with the conversion of the garage to living accommodation. The rear extension would project out by 2300mm from the rear wall of the property, 1075mm beyond the first-floor balcony and would span the rear with a width of 5220mm.

Application History
139908/FH/2024 - Erection of single storey rear extension with partial garage conversion to provide utility – The current application is a repeat of the previous addition, with the scale of the rear extension extended slightly by 1200mm to provide additional internal space.

Consultations & Notification Responses
Local residents, as per appendix 1 – 2no. comments received, both neutral but expressing concern regarding the possibility to increase the extent of the balcony.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions
- DC18 Conservation Areas

Places for Everyone

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 following policies are relevant:

- S1- Sustainable development
- P2 – Heritage

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The principle of erecting a single storey rear extension in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal’s siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy

Sitting, Scale and Mass
The proposed extension would be one storey and located at the rear of the property, it would project back by 2300mm and would span the rear of the property with a width of 5220mm. The rear extension would infill the area underneath the existing first floor balcony and project beyond the balcony by 1200mm.

The slight scale of the proposal means that it would not provide an overbearing impact upon the residential amenities of surrounding properties or the character of the street or conservation area. As a result, it is considered that scale and mass of the proposal is satisfactory as it would not result in 'excessively large or bulky' additions to the property. The proposal therefore is considered to accord with the principles for residential extensions set out in the carried forward policies DC1 and DM1 of the UDP and EN1 of the Core Strategy

Residential Amenity
The rear addition would be the width of the property at 5220mm spanning up to the boundary with the adjoining property, there will be a gap of 1000mm to the property boundary with 163 Palatine Road. There will be no new windows on either side elevations with one window and glazed door on the rear elevation similar to what is there presently.

As the extension only protrudes beyond the footprint of the first-floor balcony by 1200mm and is slight in scale at only 2300mm total projection, it is considered that the proposal should not cause an undue loss of light or introduce an overbearing presence for neighbouring residents.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Design and Visual Amenity
The proposal is for a rear ground floor extension that would infill the area under the existing first floor balcony and project out by 2300mm. It would be constructed of red brick to match the existing and feature a window and glazed floor on the rear elevation in a similar style to the existing windows and doors.

Sited at the back of the property, the rear extension would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Impact on Conservation Area
The application site is located within the Blackburn Park Conservation Area (1979) and as such it is important that all new developments should aim to enhance where possible or protect the character of the area, and not cause substantial harm to heritage assets within the conservation area.

The proposed rear extension would be built to match and blend in with the existing and would be subservient to the dwellinghouse. It cannot be seen from the public highway and therefore will have no impact on the character of the area and wider conservation area. The proposal

therefore is considered to accord with policy EN3 of the Manchester Core Strategy and saved policy DC18 of the UDP.

Parking
No change to parking arrangements would occur as a result of the proposal.

Waste Storage
The current waste storage arrangements would be unaffected by this proposal.

Conclusion
Given the above issues, it is considered that the proposed single storey rear extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 polices 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

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

a. Drawing - Location Plan -18 April 2024
b. Drawing –Proposed Elevations 18 April 2024 – Drawing number - 19-31-20-002
c. Drawing – Proposed floor plan 18 April 2024 – Drawing number – 19-31-20-001

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Flat roof restriction:
The flat roof of the extension shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Blackburn Park Conservation Society

Flat 11, Park House, 150 Palatine Road, Manchester, M20 2QH
163 Palatine Road, Manchester, M20 2GH
Pavilion House, 152 Palatine Road, Manchester, M20 2QH
Flat 9, Pavilion House, 152 Palatine Road, Manchester, M20 2QH
Flat 7, Pavilion House, 152 Palatine Road, Manchester, M20 2QH
Flat 5, Pavilion House, 152 Palatine Road, Manchester, M20 2QH
161 Palatine Road, Manchester, M20 2GH
Flat 1, Pavilion House, 152 Palatine Road, Manchester, M20 2QH
6 Linden Road, Manchester, M20 2QJ
The Coach House Rear Of 163, Palatine Road, Manchester, M20 2GH
Flat 10, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 9, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 8, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 7, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 6, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 5, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 4, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 3, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 2, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 1, Park House, 150 Palatine Road, Manchester, M20 2QH
Flat 8, Pavilion House, 152 Palatine Road, Manchester, M20 2QH
Flat 6, Pavilion House, 152 Palatine Road, Manchester, M20 2QH
Flat 4, Pavilion House, 152 Palatine Road, Manchester, M20 2QH
Flat 3, Pavilion House, 152 Palatine Road, Manchester, M20 2QH
Flat 2, Pavilion House, 152 Palatine Road, Manchester, M20 2QH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Blackburn Park Conservation Area 1979
Area Team Boundary - Name: SOUTH AREA