

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140742/FH/2024
Date registered valid: 9 August 2024
Proposal: Erection of single storey side extension together with a part-single / part-two storey rear extension to form additional living accommodation
Address: 222 Greame Street, Manchester, M14 4JQ
Ward(s): Moss Side Ward

Applicant: Mr Jabril Muridi
Agent (if any): Mr M Ahmed, M1 Architecture Ltd
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25 September 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 August 2024

Standard consultations: Printed: 20 August 2024 Expired: 11 September 2024

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced C3 dwellinghouse of brown brick with a grey concrete tile dual pitch roof. The property features white uPVC windows, a front porch extension, a paved front driveway bordered by mid-level black railings, a single storey rear outrigger, and a spacious rear yard bordered by a high-level redbrick wall and timber fencing.







Description of area

Greame Street is a residential street situated within the Moss Side ward of Manchester, close to Princess Road (A5103), Alexandra Park, and Whitworth Park. The area is predominantly residential in terms of its character, consisting of terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey side extension together with a part-single / part-two storey rear extension to form additional living accommodation.

Planning history

138421/FH/2023 - Erection of a part single/part two storey side and rear extension together with the installation of a rear dormer to provide additional living accommodation – **WITHDRAWN** (15.01.2024).

Consultations & Notification Responses

One letter of objection was received in response to this application. Their concerns are summarised as follows:

- Seeking confirmation that the foundations of the adjoining property would not be used to create further extensions at the application site.
- The adjoining property's shed wall should not be used as framework to construct any of the works proposed.

Highways Services made no objection to the proposal, indicating that the development would extend only within the red-line boundary of the site and would not impinge upon the adopted highway. No highway concerns in terms of safety or capacity are considered likely to arise as a result of the development. No concerns in relation to vehicular build up on-street. Refuse servicing is expected to continue as present with construction vehicles also unlikely to generate any significant on-street parking demands.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

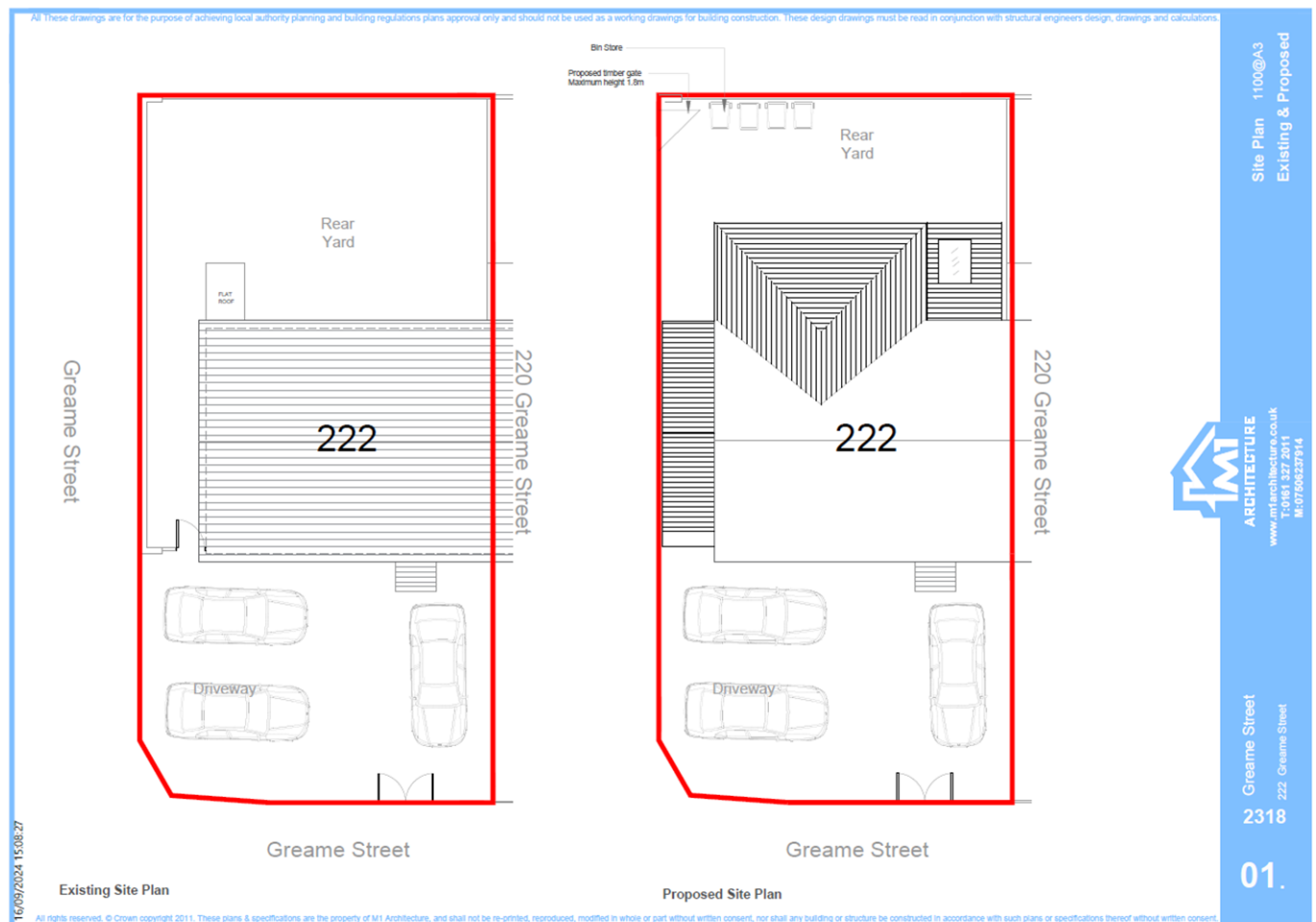
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2021)

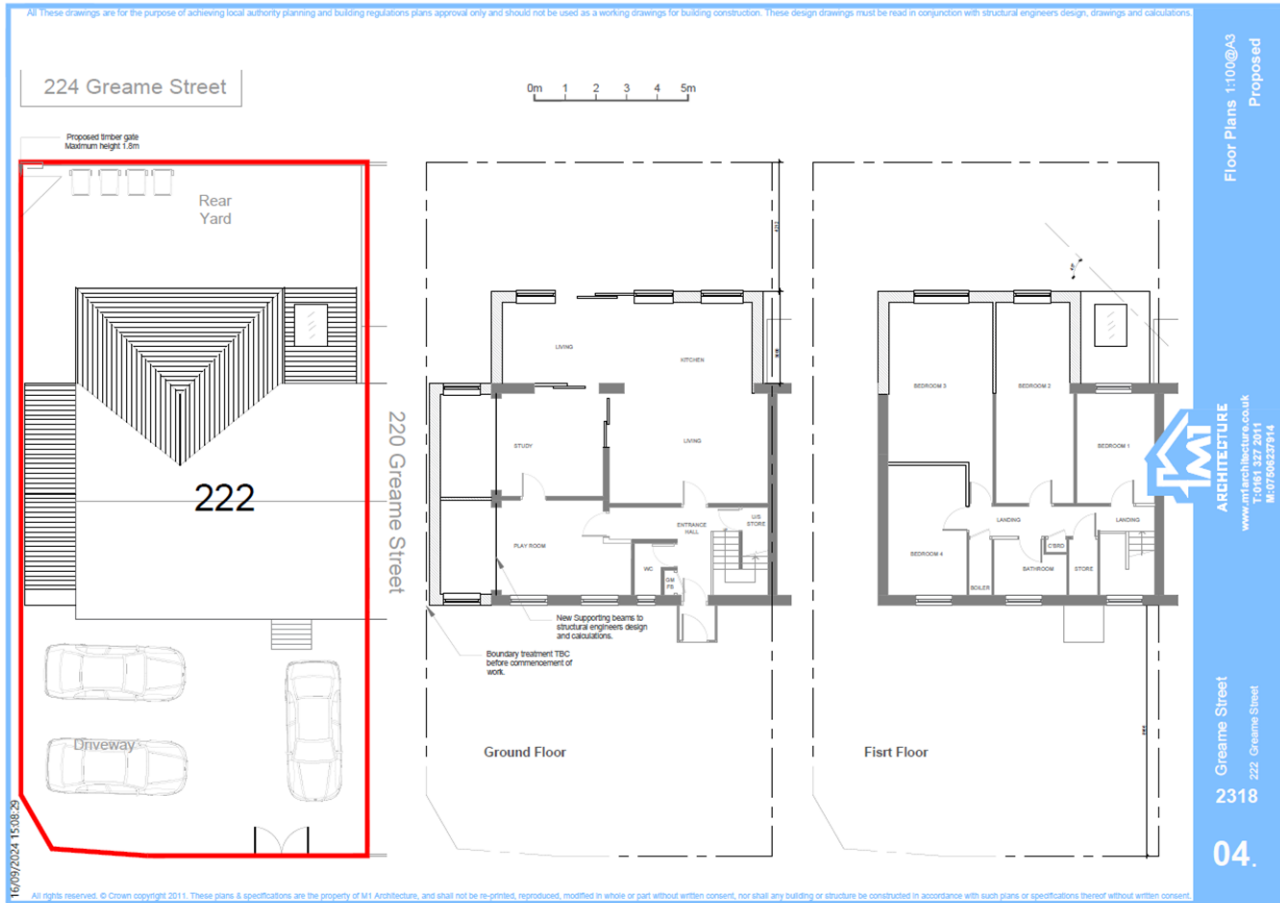
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



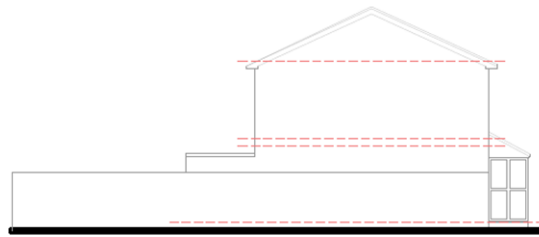
Submitted existing and proposed site plan



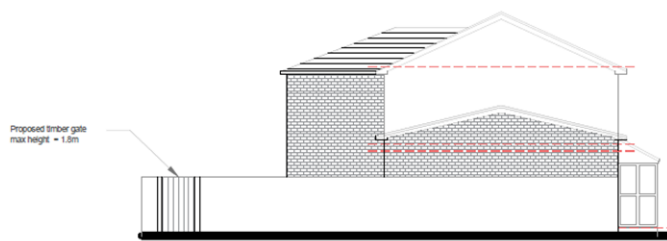
Proposed floor plans



Proposed elevations



Existing Side elevation
(viewed from Greame
Street)



Proposed Side elevation
(viewed from Greame
Street)

0m 1 2 3 4 5m



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Greame Street
2318

06.

Existing and proposed elevations of boundary treatment

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey side extension together with a part-single / part-two storey rear extension to form 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.

Siting, scale, and massing – the single storey extension would be sited at the side of the property, facing east. It would project 2.025m sideways from the host dwellinghouse, with a length/depth of 7.195m, a dual pitch roof height of 4m, and an eaves height of 2.848m. A gap of 0.1m would be maintained to the boundary bordering Greame Street.

The part-single / part-two storey extension would be sited at the rear of the property, facing south. At ground floor level, the rear portion of the extension would project 3m rearwards from the host dwellinghouse, with a width of 8.957m, mono pitch roof height of 3.699m, and an eaves height of 2.26m. A gap of 0.2m would be maintained to the boundary shared with No.220 Greame Street, and a gap of 2.129m would be maintained to the boundary bordering Greame Street. At first floor level, the rear portion of the extension would project 3m rearwards from the host dwellinghouse, with a width of 6.607m, hipped roof height of 6.312m (set 1.123m below the existing ridge), and an eaves height of 4.89m (to match the existing). A gap of 2.548m would be maintained to the boundary shared with No.220 Greame Street, and a gap of 2.129m would be maintained to the boundary bordering Greame Street.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the development is understood as being subservient to the host dwellinghouse in terms of its dimensions (on account of its reduced ridge height, matching eaves and 4m-high side element), would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear of the dwellinghouse.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the extension would be built of brickwork, roof tiles, windows, and doors to match the existing.

The single storey side extension would feature 1no. window to the front, 1no. window to the rear, and blank side elevations and roof slopes. The rear extension would feature blank side elevations, 3no. windows and a set of sliding doors to the rear and 1no. skylight to its rear-facing roof slope at ground floor level. At first floor level, it would feature blank side elevations and roof slopes and 2no. windows to the rear.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, the extensions would be visible within the street scene and public realm, however their use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that they do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extensions therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Residential amenity – given that the side extension would be single storey, sited away from neighbouring residential properties and with a maximum roof height of 4m, it is considered that it should not cause issues associated with overshadowing, loss of light, loss of privacy, or loss of outlook, nor should it introduce an overbearing presence into the area.

Similarly, given that the rear extension would be located to the south of the host dwellinghouse, with adequate gaps to the plot's shared boundaries at first-floor level and with subservient dimensions to the existing property, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing

presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not infringed upon. In terms of the extension's rear-facing windows, it is considered that these would provide no further degree of overlooking than any existing rear windows at first-floor level, given the minor rearward projection of the extension (3m) which would feature a similar relationship to the neighbouring property of No.224 Greame Street and its associated amenity space as existing.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Waste storage – the proposal includes the installation of a 1.8m-high timber gate to the existing 1.8m-high redbrick boundary wall leading onto Greame Street which would allow for external access to the rear of the property to be retained. Bins could therefore continue to be stored within the rear garden, away from the street scene.

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – concerns were raised in relation to the proposal utilising the foundations and structures of the adjoining property. It should be noted that issues of this type would be regarded as civil matters between the involved parties and do not represent material planning considerations that would warrant the refusal of this application.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, and SP1, 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 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Site Plan Existing & Proposed', numbered '01', stamped as received by the City Council as Local Planning Authority on the 16th September 2024.

'Floor Plans Proposed', numbered '04', stamped as received by the City Council as Local Planning Authority on the 16th September 2024.

'Elevations Proposed', numbered '05', stamped as received by the City Council as Local Planning Authority on the 16th September 2024.

'Elevations Proposed' numbered '06', stamped as received by the City Council as Local Planning Authority on the 16th September 2024.

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

3) 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 policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services

17 Sammy Cookson Close, Manchester, M14 4JZ
15 Sammy Cookson Close, Manchester, M14 4JZ
11 Sammy Cookson Close, Manchester, M14 4JZ
125 Greame Street, Manchester, M14 4JQ
224 Greame Street, Manchester, M14 4JQ
4 Sammy Cookson Close, Manchester, M14 4JZ
226 Greame Street, Manchester, M14 4JQ
220 Greame Street, Manchester, M14 4JQ
218 Greame Street, Manchester, M14 4JQ
2 Sammy Cookson Close, Manchester, M14 4JZ
1 Sammy Cookson Close, Manchester, M14 4JZ
129 Greame Street, Manchester, M14 4JQ
127 Greame Street, Manchester, M14 4JQ
123 Greame Street, Manchester, M14 4JQ
121 Greame Street, Manchester, M14 4JQ

Appendix 2 – Planning constraints

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