

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140672/FH/2024

Date registered valid: 1 August 2024

Proposal: Erection of two storey side extension to form additional living accommodation, including retention of existing lower ground floor garage

Address: 183 Slade Lane, Manchester, M19 2AE

Ward(s): Levenshulme Ward

Applicant: Mr Karamat Hussain

Agent (if any): Mr M Ahmed, M1 Architecture Ltd

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 September 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 August 2024 Expired: 4 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

This application relates to a two-storey semi-detached property, with accommodation in the roofspace, in a predominantly residential area. The property currently has a single storey side garage extension, which comes up to the side boundary of the property. Adjacent to the property is no.181 Slade Lane, which is at the end of a row of three properties (177-181 Slade Lane) and there is a gap, between no. 181 and the application site, which is an access route to the rear of nos.177-181, rather than being part of the curtilage of no.181.

The application site has two existing planning permissions in place, as follows:

130657/FH/2021 - Erection of part single storey part two storey side extension including accommodation within the roof space - Approved 4 November 2022

135712/FH/2022 - Erection of two storey side extension to form additional living accommodation, including retention of existing lower ground floor garage - Approved 27 July 2023

The site boundary, adjacent to no.181 Slade Lane, is not parallel with the existing side wall of the house, being further away at the front of the property, and sloping slightly towards the house as it extends towards the rear of the site. The existing single storey side garage extension runs along this site boundary, so it has a width of approximately 3.8 metres at the front and a width of approximately 3 metres at the rear.

The first application (130657) proposed to demolish the single storey side extension and to erect a new part single storey, part two storey extension in its place, that was approximately 2.5

metres wide, thereby creating a gap between the proposed extension and the site boundary. The two storey element had a pitched roof, at a lower height than the main house roof, and was set-back, from the front of the property by approximately 1.5 metres, whilst the ground floor element was set-back by approximately 0.75 metres.

The second application (135712) represented a revised submission which would again result in a part single storey and part two storey side extension, although it was then proposed to extend all the way to the site boundary with the adjoining pathway with an upper floor above the existing garage, that would be retained. Otherwise, this extension was largely as previously approved, with a lower roof height and the same set-backs, at ground and first floor level.

It is now again proposed to erect a part single storey and part two storey side extension, which is identical to the most recent approval (135712) in terms of scale, height, set-backs, roof design and the retention of the existing garage. The difference, in the current application, is that two floors are now being proposed above the existing garage so whilst the external dimensions, of the extension, have not changed, the appearance of the extension has been altered with additional windows introduced on the front and rear elevations, along with internal layout changes showing steps down, from the existing upper floors to the proposed accommodation in the extension.

Materials would match the existing property.

Consultations & Notification Responses

Local residents - No comments received.

Issues

National Planning Policy Framework (December 2023) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 126).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance)

Impact of works - As with the previous permissions, the upper floor element, of the side extension, has been set-back from the front of the house, by 1.5 metres, and has a lower ridge height, than the existing house, and the ground floor element is set-back, by 0.75 metres, The extension would come right up to the site boundary, although a large gap is maintained between the property, and the adjacent property (no.181). Also, the side elevation, of the side extension, is a blank gable, so there would be no issues with any overlooking of the adjoining property. The extension proposed remains subservient, to the main house, and is considered to be in keeping with the character of the property.

Internal layout changes are proposed, to accommodate an additional floor in the extension, but the only visible changes proposed are alterations to the proposed fenestration, with two windows now proposed, on both the front and rear elevations, instead of the single window previously shown. The challenge, in introducing an additional floor, is therefore relating the new

windows to the existing windows on the property and it is considered that an acceptable solution has been proposed, on the front elevation, with the top of the windows following the line of the existing windows on the main house. This is not achieved as well, on the rear elevation, but this is much less prominent. It is also considered that sufficient privacy distances remain and that there will be no adverse impacts on the amenities of adjoining occupiers.

Generally, in terms of design, scale and appearance it is not considered that the proposal would have an adverse impact upon the amenities of local residents or the visual amenity of the surrounding area.

Car parking - The proposed extension includes a garage space and at least one further car can be accommodated in the front curtilage.

Bin storage - The proposed ground floor arrangement, at the property, is no different to the current arrangement, with bins located in the front yard area.

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, no negotiations were necessary as the scheme is considered to be in accordance with City Council policy.

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 site location plan and drawings numbered 2437/04, 2437/05 and 2437/06, stamped as received by the City Council, as Local Planning Authority, on 1 August 2024.

Reason - To ensure that 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 used to construct the external elevations of the structure hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on drawing numbered 2437/06, stamped as received by the City Council, as Local Planning Authority, on 1 August 2024, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouses, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

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

60 Osborne Road, Levenshulme, Manchester, M19 2DY
60A Osborne Road, Levenshulme, Manchester, M19 2DY
58 Osborne Road, Levenshulme, Manchester, M19 2DY
185 Slade Lane, Manchester, M19 2AE
181 Slade Lane, Manchester, M19 2AE
56 Osborne Road, Levenshulme, Manchester, M19 2DY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA