

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140448/FO/2024

Date registered valid: 26 July 2024

Proposal: Erection of single storey rear extension to form storage and installation of side entrance to first floor flat

Address: 50 Yew Tree Road, Manchester, M14 7PP

Ward(s): Moss Side Ward

Applicant: Rajeev Ratnarajah

Agent (if any): Mr Thomas Di Felice TD Design and Planning

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 August 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 April 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 1 August 2024 Expired: 22 August 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 property of redbrick with a grey slate dual pitch roof, with a gable end roof form to the front. The property features white uPVC windows, wraparound fascia signage at ground floor level, a single storey outrigger to the side, and a modest yard bordered by a high-level redbrick wall. At ground floor level, the property features a commercial use (Class E), which has been established since at least 2008. At first-floor level, the property houses a 3-bedroom self-contained flat.



Figure 1. View from Horton Road.



Figure 2. View from Horton Road.



Figure 3. Rear view.



Figure 4. Rear yard.



Figure 5. View of neighbouring property.

Description of area

Yew Tree Road is a residential street situated within the Moss Side ward of Manchester, close to Platt Fields Park, Heald Place Primary School, and Holy Trinity Platt Church. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties, 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 rear extension to form storage and installation of side entrance to first floor flat.

Planning history

F17914 - Single-storey extension to existing garage – **APPROVED** (23.08.1982).

139479/FO/2024 - Erection of part single, part two storey rear extension and single storey side extension – **APPROVED** (29.05.2024).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

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

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

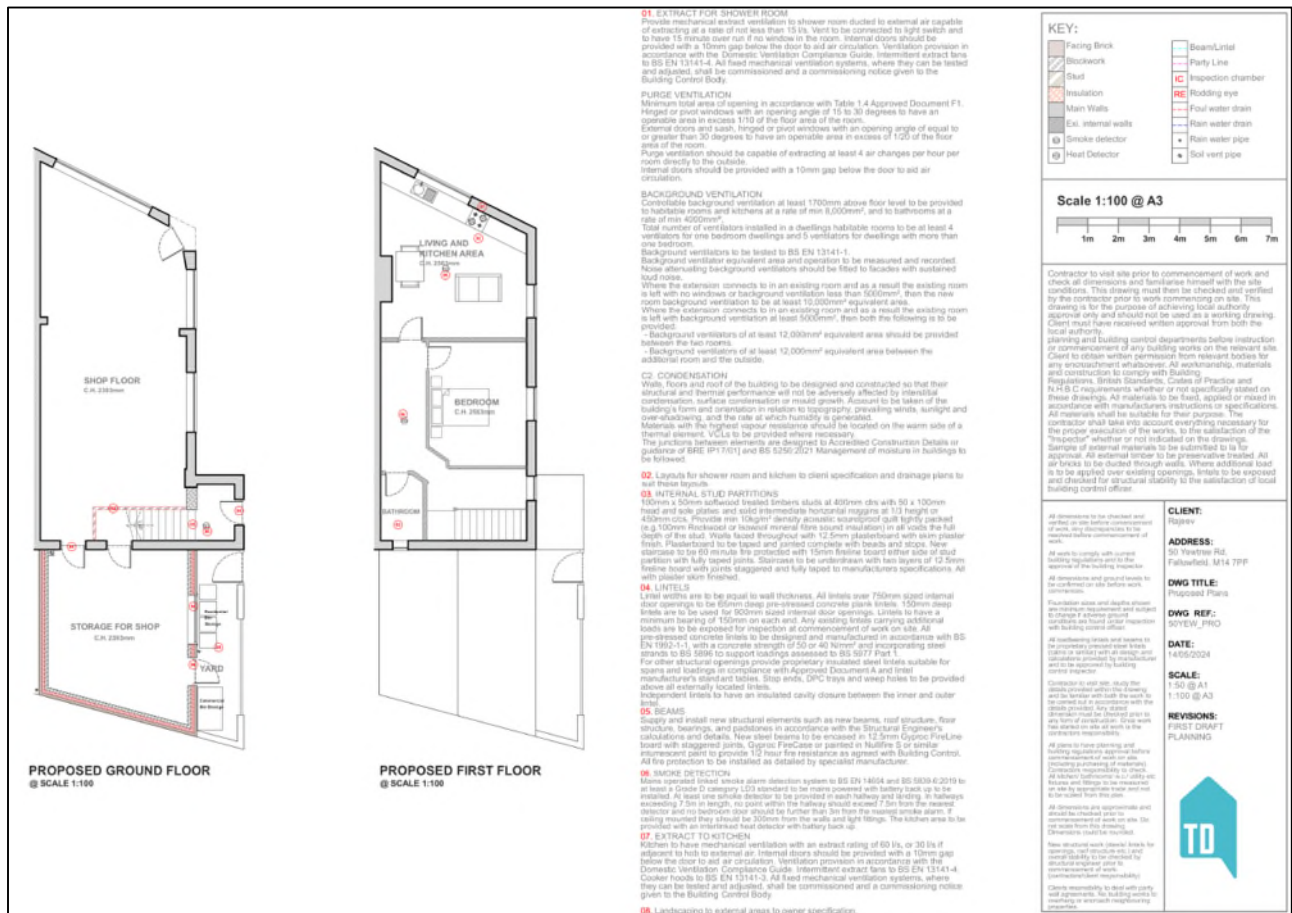
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2021)

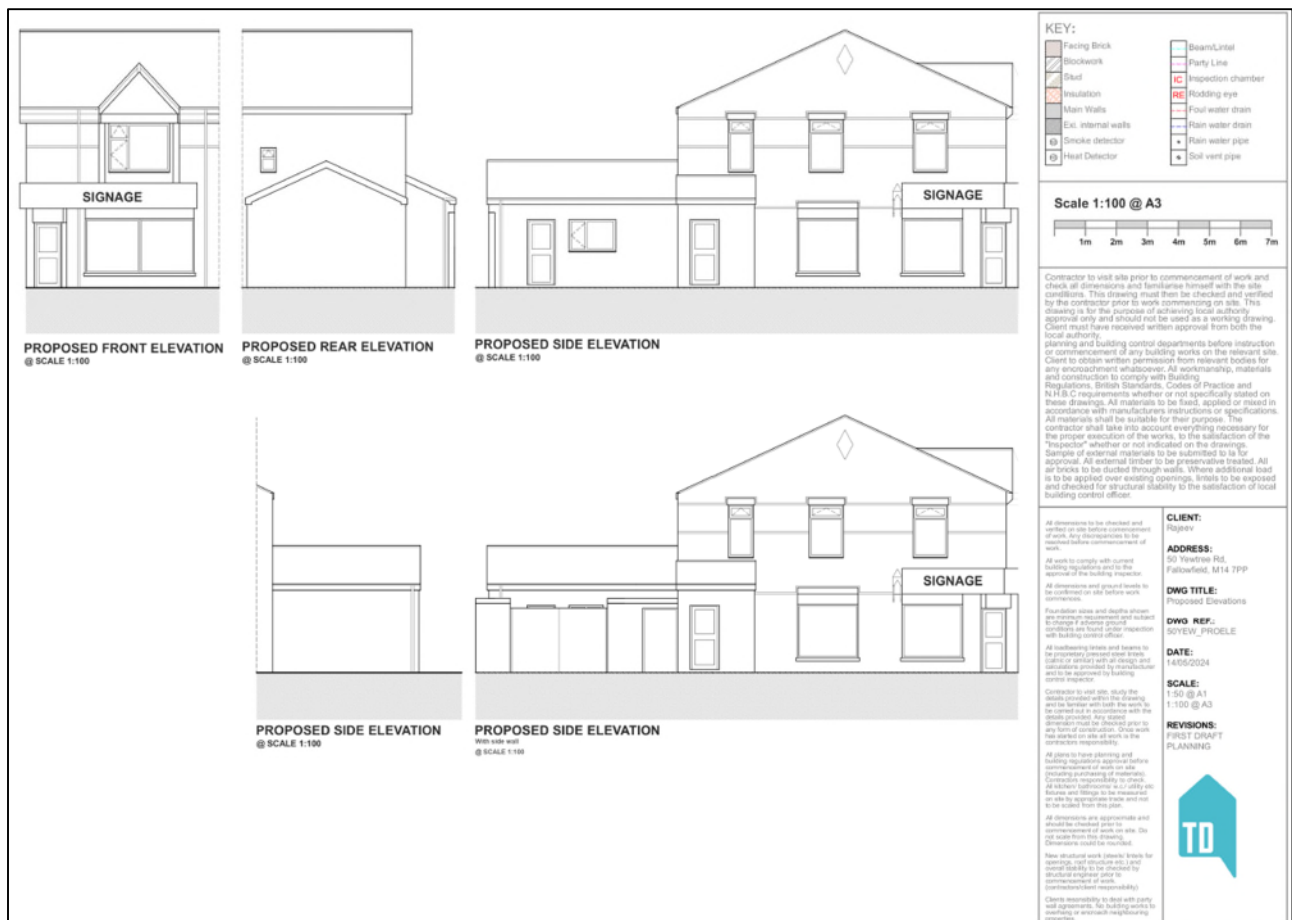
- Chapter 12 – Achieving Well-Designed Places

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 proposed plans



Submitted proposed elevations

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.

Principle – the principle of erecting a single storey rear extension together with a new side entrance to the existing first-floor flat to provide improved facilities for the ground floor/retail use and first-floor residential use is generally considered acceptable. 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 rear of the property, facing southwest. It would project 4.756m rearwards along its northern edge, whereas it would project 6.084m rearwards along its southern edge, with a width of 5.16m, dual pitch roof height of 4.125m, and an eaves height of 2.678m. A gap of 0.15m would be maintained to the boundary shared with No.48 Yew Tree Road.

Overall, the siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host property in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area.

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

Appearance and visual amenity – the extension would be built of brickwork, roof tiles, windows, and doors to match the existing. It would feature a blank northern side elevation, a blank rear elevation, and 1no. window and 1no. outward-opening door to its southern side elevation. Its dual pitch roof form would feature blank roof slopes.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with other extensions in the area. Moreover, its use of matching materials should provide a blended appearance with the host property, ensuring that the proposal does not form a prominent visual feature within the locale. 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 proposal therefore accords with Core Strategy policies SP1 and DM1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single storey with a maximum roof height of 4.125m, it is considered that the proposal 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 side-facing window would face out onto Horton Road and, as such, should not infringe upon the privacy of neighbouring residents.

The inclusion of the access to the first floor flat from Horton Road is not considered to give rise to unacceptable impacts on residential properties on this street. The residential use of the first floor and likely activity generated would be commensurate with the prevailing character of the area.

The proposal is therefore acceptable in regard to its minimal impact upon residential amenity which accords with Core Strategy policies DM1 and SP1.

Waste storage – separate refuse provisions for the ground floor retail/commercial use and the first-floor residential use have been included within the property's rear yard. The rear yard would be accessed off Horton Road via the existing gates with collection/servicing arrangements taking place accordingly.

Parking – the existing property does not feature any parking/cycling provisions. These arrangements would be unaffected by the proposal.

Other matters – it is noted that the proposal would substantially limit the private outdoor space of the property, leaving a very minimal rear yard available. However, given the existing is not used as amenity space and the property's proximity to Platt Fields Park, this is considered acceptable in these circumstances as the occupants would have access to alternative means of outdoor/green space.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking as it broadly complies with 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 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:

'Proposed Elevations', labelled '50YEW_PROELE', stamped as received by the City Council as Local Planning Authority on the 5th July 2024.

'Proposed Plans', labelled '50YEW_PRO', stamped as received by the City Council as Local Planning Authority on the 1st 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 Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building 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 policies SP1 and DM1 of the 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 policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

34 Boscombe Street, Manchester, M14 7PG
48 Yew Tree Road, Manchester, M14 7PP
3 Horton Road, Manchester, M14 7QB
2 Horton Road, Manchester, M14 7GB
1 Horton Road, Manchester, M14 7QB
4 Horton Road, Manchester, M14 7GB
Flat 1, 52 Yew Tree Road, Manchester, M14 7PP
Flat 2, 52 Yew Tree Road, Manchester, M14 7PP
37 Boscombe Street, Manchester, M14 7PG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA