MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139749/FH/2024
Date registered valid:	4 July 2024
Proposal:	Erection of 2nd floor side extension and single storey front extension to form additional living accommodation.
Address:	148 Woodlands Road, Cheetham, Manchester, M8 0QH
Ward(s):	Crumpsall Ward
Applicant:	Mrs Waheeda Siddique
Agent (if any):	
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 August 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 August 2024

Standard consultations:
Printed: 11 July 2024 Expired: 1 August 2024

Neighbour notifications
Printed: 11 July 2024 Expired: 1 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/area

The application site relates to a three storey detached dwellinghouse located within a predominately residential area in the Crumpsall Ward of North Manchester. The property has an existing two storey outrigger to the North West side elevation that has a height of approx. 1.5 metres lower than the main part of the house.

At the time of the site visit (Aug 2024), it was evident a single storey rear extension was under construction at the application site. Clarity was sought from the applicant on this matter, whom confirmed they considered the element Permitted Development.

The application property is set beside a row of three storey terraced properties. Directly to the rear of the application is the Metrolink line set at a significantly higher land level than the application property.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The proposal seeks permission for the erection of a second floor side extension and single storey front extension (porch).

Internally the proposal would create a 5th double bedroom at second floor level and vestibule area with WC at ground floor level.

A single window is proposed in the front elevation only to serve the bedroom at second floor level. The proposed porch would feature a principle access door and two small windows to the front.

Proposed materials would match existing.

The partially constructed single storey rear extension (shown on plan) is considered permitted development, therefore will not be considered as part of this assessment.

Consultations & Notification Responses

Local responses
None

Consultee responses

Environmental Health – Recommendation of a Gas Membrane Condition.

Greater Manchester Police – Design for Security confirmed no comments were necessary for this scheme.

Metrolink – No comments received.

Relevant Planning History

At the application site –

125939/FH/2020 – Erection of a two storey side extension together with the creation of hardstanding at the front of the property to form additional living accommodation. Approved 22.05.2020. *Not implemented.*

107129/FO/2014/N1 – Change of use from 4-bedroom dwellinghouse (C3) to 1 no. 3-bedroom dwellinghouse and 1 no. 2-bedroom flat together with erection of 2 storey side extension and alterations to roof and use of garage as living accommodation. Refused 15.12.2014.

107128/FO/2014 – Application returned.

106044/FO/2014/N1 – Change of use from single dwellinghouse (C3) to 1 x three bedroom flat and 3 x 1 bedroom flats including the erection of a three storey side extension and use of garage as living accommodation. Refused 17.09.2014.

History of negotiations

The planning officer requested clarity on the submitted drawins, including that the partially constructed single storey rear extension (permitted development) was shown on existing and proposed plans. The agent submitted revised plans by 29/08/2024.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Impact on visual amenity and the streetscene:

Whilst the proposed side extension would not read as a subservient addition to the host property given the proposed flush form, this element would enable a symmetrical form to be achieved to the host dwelling. The design of the first floor side extension is in keeping with the existing house and the applicant intends to match the materials to the existing which will be conditioned. Furthermore, the configuration of the roof of the side extension would tie-in to the original roof form, allowing for the extension to assimilate into the street-scene without appearing out of character. Moreover, given the irregularity of the existing street scene, this proposed design and form is not considered to detrimentally impact the character of the host dwelling.

The proposed front porch would be centralised in the principal elevation of the host dwelling, measuring 4m width by 2m depth ($8m^2$ total ground area), therefore requires planning permission. The proposed scale and design is considered acceptable in this instance, reading as a subservient addition to the host dwellinghouse in terms of their dimensions. The proposed porch would accommodate a gable roof and is considered to be relatively standard in terms of its scale and design and would be in-keeping with the overall precedent of residential extensions in this area. Sited at the front of the property, the extension would be visible within the street scene and public realm, however its use of matching materials should provide a blended appearance with the existing dwellinghouse. Hence, the overall character of the dwellinghouse and its surrounding area should not be significantly harmed by these works.

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

Impact on residential amenity:

The proposed second floor side extension would be sited to the north of the existing property and site flush with existing elevations and roof form. There are no neighbouring residential properties to the rear (west) and side (north) of the application property, as such there would be no potential overlooking, overbearing or overshadowing impacts related to the side extension.

Given the modest scale and design of the proposed front porch, this element is not considered to give rise to undue amenity impacts upon neighbouring residential properties.

The proposal is therefore acceptable in regard to its minimal impact upon residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and policy DC1 of the UDP.

Highways:

The proposed development would not interfere with the existing parking provision within the application site, as such is considered acceptable in this regard.

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/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, amendments to the submitted plans were necessary for completeness and appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) to be attached to decision for approval

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 drawings
   The development hereby approved shall be carried out in accordance with the documents labelled:

   - 'Proposed Ground floor plan', stamped as received by the City Council as Local Planning Authority on the 29/08/2024.
   - 'Proposed Second Floor Plan and Section Plan', numbered 'Plan 3', stamped as received by the City Council as Local Planning Authority on the 08/04/2024.
   - 'Existing & Proposed Front Elevation', stamped as received by the City Council as Local Planning Authority on the 14/08/2024.
   - 'Existing & Proposed Rear Elevation', stamped as received by the City Council as Local Planning Authority on the 14/08/2024.
   - 'Existing & Proposed Side (NW) Elevation', stamped as received by the City Council as Local Planning Authority on the 14/08/2024.
   - 'Existing & Proposed Side (SE) Elevation', stamped as received by the City Council as Local Planning Authority on the 14/08/2024.

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

3. Matching materials
   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 policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4. GAS01 New applications for extensions
   Prior to the above ground works in relation to the construction of the front porch finalised details and specifications of the gas membrane to be installed, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

   Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Informatives

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police
Metrolink

195 Woodlands Road, Cheetham, Manchester, M8 0GH
191 Woodlands Road, Cheetham, Manchester, M8 0GH
152 Woodlands Road, Cheetham, Manchester, M8 0QH
150 Woodlands Road, Cheetham, Manchester, M8 0QH
193 Woodlands Road, Cheetham, Manchester, M8 0GH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA