MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140208/FH/2024
Date registered valid:	6 June 2024
Proposal:	Erection of single storey rear extension
Address:	11 Holdgate Close, Manchester, M15 5EP
Ward(s):	Hulme Ward
Applicant:	Mr Sawalem
Agent (if any):	
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **29/07/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26/06/2024

Standard consultations:
Printed: 17 June 2024 Expired: 8 July 2024

Neighbour notifications
Printed: 17 June 2024 Expired: 8 July 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

The proposal is related to a semidetached dwellinghouse on Holdgate Close. The property features an existing rear conservatory and detached garage. The property benefits from hardstanding to the front for off street vehicle parking and a garden to the rear.

Listed building: Not applicable

Conservation area: Not applicable

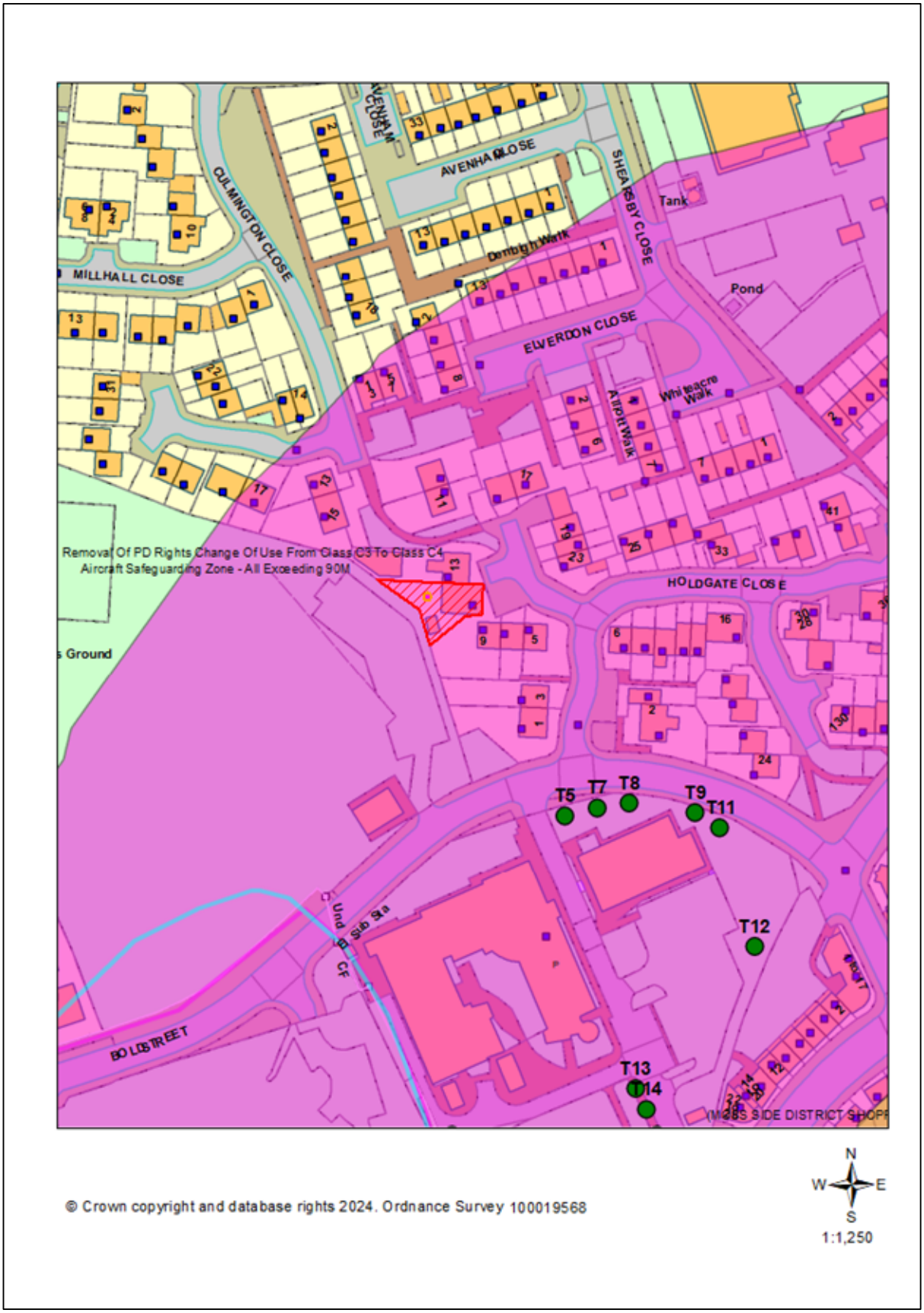
Tree Preservation Order: Not applicable



Figure 1. Street scene

Description of area

The property is located in a mostly residential part of the Hulme ward of Manchester. The rear boundary borders Bold Street Sports Ground. The property sits within the Landfill buffer zone for the historic Moss Side landfill site.

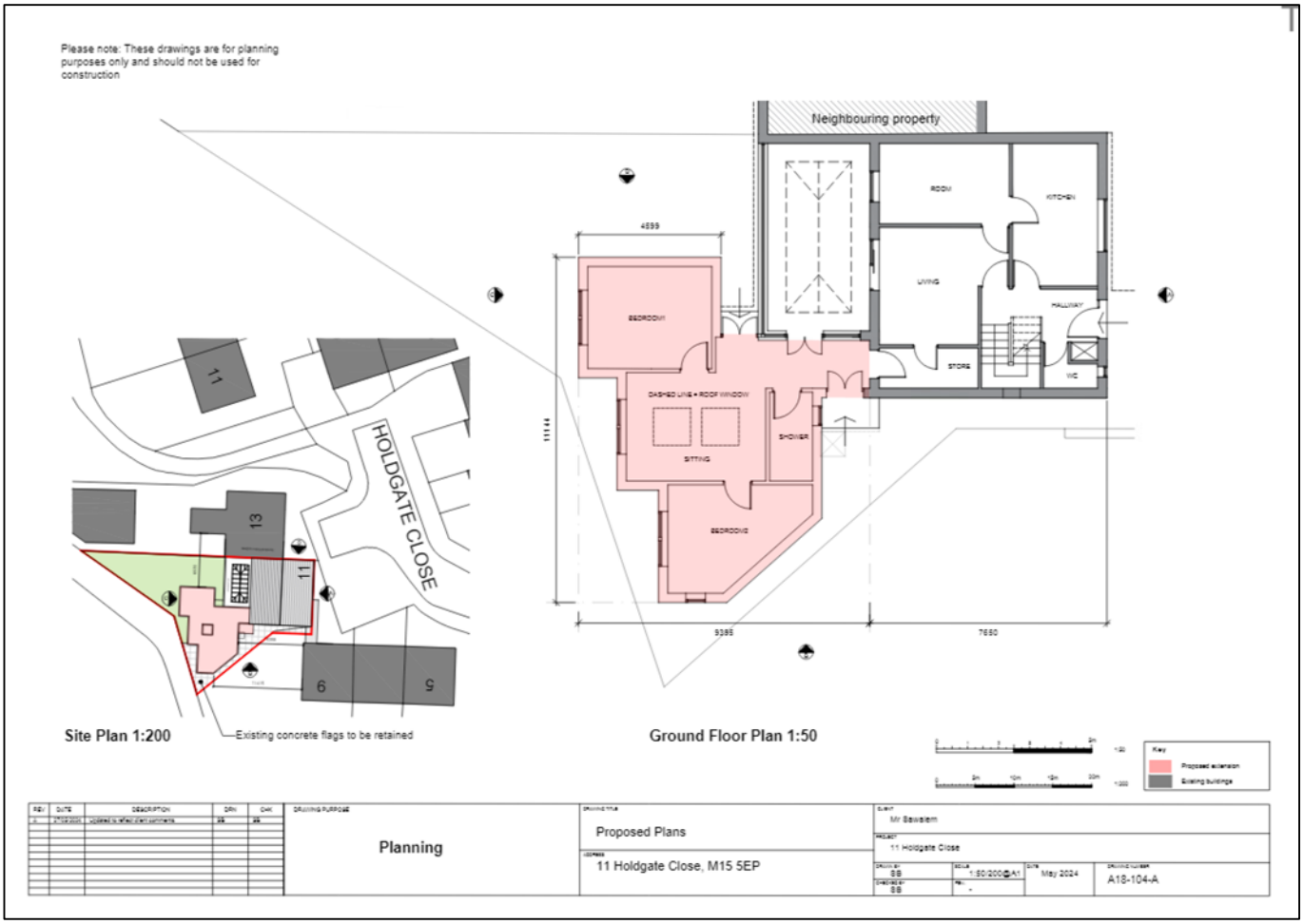


Description of development

The applicant is proposing the erection of single storey rear extension.

The proposed rear extension projects a maximum of 9395mm from the existing rear elevation of the property and spans 11144mm across the rear of the property. The proposed extension is staggered along the rear and side boundary lines.

The proposed extension features brick and window detailing to match existing with a flat roof.



Planning History

109621/PDE/2015/S1
Description: Prior Notification for Larger Home Extension for erection of single-storey rear extension with rearward projection of 3.82 metres, maximum height to ridge of 3.29 metres and maximum height to eaves of 2.4 metres
Decision: Conditional extension – GPDO 03/09/2015

097556/FO/2011/S1
Description: Environmental improvements to the "BBC/Loreto" estate, consisting of improvements to the Rawkin Close open space (including the installation of a multi-use games area) and the green spaces at Elverdon Close and Culmington Close; improvements to existing boundary treatment and installation of new fencing and gates; creation of new landscaped areas

Decision: Approved 14/02/2012

026612
CITY COUNCIL DEVELOPMENT Erection of 67 dwellinghouses and 18 flats
Decision: Approve 25/06/1986

Consultation, notification & publicity responses

Consultations

Manchester City Council Environmental Health
Manchester City Council Environmental Health were consulted on this application as the site sits within the buffer zone for the historic Moss Side landfill site.

Environmental Health did not provide a comment.

Manchester City Council Parks and Events
Manchester City Council Parks and Events were consulted on this application as the curtilage shares a boundary with Bold Street Sports Ground.

No comments were received.

Notifications

Local Residents
As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

Relevant policies & the principle of development

Summary of relevant policy

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

- 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 is used to review development applications. Parts of the policies have been superseded by the Places for Everyone Plan. We consider the following Core Strategy Policies relevant to this proposal.
    - Development Management and Planning Obligations
        - DM 1 - Development Management
    - Objective 1 - Spatial Principles
        - SP 1 - Spatial Principles (partially superseded)
    - Objective 6 Environment
        - EN 1 - Design Principles and Strategic Character Areas

        - EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities
        - EN 18 - Contaminated Land and Ground Stability
- Extant Unitary Development Plan (UDP) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
    - DC1 - Residential Extensions
- Places for Everyone Plan Joint Development Plan Document 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.
    - Strategy
        - JP-Strat5: Inner Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P7: Sport and Recreation
- The National Planning Policy Framework (The NPPF) – The NPPF was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. It sets out the government's planning policies for England and how these are expected to be applied. We consider the following sections relevant to this proposal.
    - Section 4 – Decision-making
    - Section 8 – Promoting healthy & safe communities
    - Section 12 – Achieving well-designed places
    - Section 15 – Conserving and enhancing the natural environment.

Principle of the development

Residents can usually expand their homes for more space, as long as it doesn't affect the neighbourhood or property's character.

The proposal's principle is acceptable. No factors in amenity terms would warrant refusal.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, Places for Everyone Plan and the NPPF. This conclusion is based on the assessment in the sections that follow.

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management
New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail
The new addition is designed to match the style and features of the current building. This includes the windows.

The proposal uses brick and tile to match the existing property (according to the application form). New materials introduced are complementary to the existing colour and texture palette.

The proposal is designed to be subservient to the original dwelling house. The single storey flat roof nature helps reduce the massing effect of the proposal.

Due to the addition of 2no new bedrooms to the property a condition has been added making it clear that these are for ancillary use for the main dwelling.

Officers consider the new development to be acceptable in its 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.
The proposal cannot be seen from the street, so it does not change the street's character.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size and scale to others nearby, notably the large outbuilding at No13 (117691/LP/2017). It is likely that a similar sized outbuilding would be acceptable under PD at the site address which would be a likely fallback position for the development.

Due to the location and orientation of the site there is a good distance between neighbours and little effect of the massing on them. There is a good distance to No13 and No9 faces sideways into the proposal minimising the effect on the amenity. Therefore, it can fit on the property site and won't disrupt the area's existing features.

The proposal's design would match the nearby properties. It would use the specified brick and UPVC windows to match existing.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
The proposal adds 2no window in the South and East of the building which are noted as obscure glazed to minimise privacy issues.

The proposal adds a set of French glass doors on the south elevation and north elevations (side). Due to the orientation of properties in the area there is very limited privacy impacts for the doors on the south side. The northern doors are set back considerably from the shared boundary and impacts to overlooking is minimal especially considering the heavily glazed conservatory is close to the boundary.

The proposal includes adding 3no windows at the back of the building facing into Bold Street Sports Ground. The boundary treatment is tall wooden fences which would prevent any overlooking either way.

The proposal is expected to have a negligible effect on local light.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a negligible effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.
The proposal adds space inside the property with minimal effect to the outdoor area.

This follows the development management principle.

Refuse storage and collection.
The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking
The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage
The site sits within the landfill buffer zone for the historic Moss Side landfill. Environmental Health did not provide a comment. It is recommended that construction works are monitored, and any contamination found be reported to the city council.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

The proposal is exempt from biodiversity net gain rules.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private
The dwelling benefits from a garden beyond the siting of the proposed development.

The proposal would minimally affect green infrastructure and would balance new development with existing green space.

It is of note that the site backs on to the Bold Street Sports Ground. The proposal is expected to have a negligible impact on the green space and recreational space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles
This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

We consider this proposal to accord with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas
This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the 'Central Arc Character Area'.

We consider this proposal to accord with the principles of this policy.

EN 18 - Contaminated Land and Ground Stability
This policy sets out the principle of development on contaminated land or unstable land.

The site sits within the landfill buffer zone for the historic Moss Side landfill. Environmental Health did not provide a comment. It is recommended that construction works are monitored, and any contamination found be reported to the city council.

We consider this proposal to accord with the principles of this policy.

EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities
The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces.

It is of note that the site backs on to the Bold Street Sports Ground. The proposal is expected to have a negligible impact on the green space and recreational space.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC1 - Residential Extensions

This policy outlines the key issues when considering proposed residential extensions.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat5: Inner Areas
This policy outlines the spatial strategy for the Inner Areas of the City Region which includes the urban fringe around the City Centre.

We consider this proposal to accord with the principles of this policy.

Sustainable and Resilient Places

JP-S1: Sustainable Development
This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

We consider this proposal to accord with the principles of this policy.

Places for People

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

JP-P7: Sport and Recreation

This policy outlines how a network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages.

We consider this proposal to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 8 - Promoting healthy & safe communities.

Section 8 of the NPPF outlines the development management principles to achieve healthy, inclusive, and safe places that provide the social, recreational, and cultural facilities and services the community needs.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 15 - Conserving and enhancing the natural environment

Section 15 outlines how planning policies and decisions should contribute to and enhance the natural and local environment.

We consider this proposal to accord with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)

- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manchester Tree and Woodland Action Plan 2024-2034
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

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.

Conclusion

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough

weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, and other material considerations. No significant problems have arisen during the consideration of this application.

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 plans**

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

   a. Drawing - Location Plan 06 Jun 2024 THE LOCATION PLAN
   b. Drawing - Existing 06 Jun 2024 A18-102 PLANS INC. LOCATION PLAN
   c. Drawing - Existing 06 Jun 2024 A18-103 ELEVATIONS
   d. Drawing - Proposed 06 Jun 2024 A18-104-A PLANS
   e. Drawing - Proposed 06 Jun 2024 A18-105-A ELEVATIONS

   Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

4. **Ancillary living accommodation**

The development hereby approved is for ancillary living accommodation for the main dwellinghouse. The proposed extension is not to be used as an additional dwelling at the location or for short term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets 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 the provision of accommodation that is suitable for people living as families pursuant to paragraph 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 Core Strategy for the City of Manchester.

5. **Flat roof restriction**

The flat roof of the extension(s) 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 and JP-S1 and JP-P1 of Places for Everyone.

6. **Obscure glazing**

Before first occupation the windows in the South and East elevations (as noted on the plans) shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informative(s) to be attached to decision for approval

1. **Contaminated land.**

The site sits within the landfill buffer zone for the historic Moss Side landfill. Environmental Health did not provide a comment. It is recommended that construction works are completed in line with the Planning & Contaminated Land Technical Guidance February 2021 available here
https://www.manchester.gov.uk/downloads/download/1460/contaminated_land

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Parks & Events

9 Holdgate Close, Manchester, M15 5EP

23 Holdgate Close, Manchester, M15 5EP
21 Holdgate Close, Manchester, M15 5EP
19 Holdgate Close, Manchester, M15 5EP
13 Holdgate Close, Manchester, M15 5EP
Bold Street Sports Ground, Manchester, M15 5QH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH AREA