Planning

Growth & Development

Delegated officer report for planning application

Application no.	139852/FH/2024
Date registered valid:	23 April 2024
Proposal:	Erection of a single storey front and side extension, following demolition of garage and replacement of roof tiles including installation of photovoltaic solar panels
Address:	229 Blackley New Road, Manchester, M9 8FS
Ward(s):	Higher Blackley Ward
Applicant:	Mr Jonathan Smith
Agent (if any):	David Young David Young Architect
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	17 June 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 May 2024

Standard consultations:
Printed: 30 April 2024 Expired: 22 May 2024

Neighbour notifications
Printed: 30 April 2024 Expired: 22 May 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: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a circa 1930's, two-storey, hip roof, bay-fronted, semi-detached dwellinghouse with existing single storey lean-to rear outrigger (approximately 1.5 metres deep x 3.1 metres wide, whilst maintaining a separation distance of approximately 3.6 metres from the common shared boundary with no. 227 Blackley New Road); attached garage along the side elevation (which maintains a distance of approximately 765mm from the common shared boundary with no. 231 Blackley New Road); including a front driveway. There is existing amenity space along the front, side, and rear, including boundary treatment - incorporating a gated access along the side elevation. The rear garden is relatively large, measuring approximately 12.2 metres deep x10.1 metres wide. Immediately along the rear boundary are mature trees which act as a buffer between the rear of the site and the River Irk.

Site Planning History:

- No record.

Description of development

The submitted application relates to the proposed erection of a single storey front and side extension, following demolition of garage and replacement of roof tiles including installation of photovoltaic solar panels.

The proposed single storey front and side extension element would be sited along the side elevation of the existing ground floor bay window, whilst leaving maximum gap of approximately 713mm from the bay window. It would then project approximately 900mm deep forward of front boundary, and then project forward of the common shared boundary with no. 231 Blackley New Road approximately 5828mm wide. It then projects approximately 11660mm along the common shared boundary with no. 231 Blackley New Road and into the rear garden, whilst maintaining a distance of approximately 765mm from this boundary - (the existing width of side access would therefore be unaffected). It would then come forward of the common shared boundary with no. 227 Blackley New Road approximately 5828mm wide, whilst retaining a separation distance of approximately 3687mm from this boundary. The proposed rearward projection would be approximately 1531mm - (not exceeding the depth of the exiting single storey lean-to rear outrigger). The proposed extension would incorporate a combined pitch to hip roof design with the maximum roof height not exceeding 4031mm and would include 2no. doors along the front elevation, 1no. door along the side elevation together with 2no. windows along the side elevation roof plane; including 2no. windows along the rear elevation. It is intended to use matching materials.

With regards to the proposed elevational alterations, these would comprise of:

- replacement roof tiles - comprising of Marley modern smooth /old English red and as annotated on the submitted information.
- photovoltaic solar panels along the rear roof elevation of the original dwellinghouse
- new windows - this would involve the existing window along the first floor side elevation (serving the landing) in-part being bricked up, raised and widened.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

Environmental Health officers have advised of a gas membrane condition and an informative for this application.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2024):

Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The plan was adopted by the Council on 20 March 2024 and will come into effect from 21 March 2024. The plan sets out the kind of development that takes place across the city-region. It maximises the use of brownfield land and urban spaces; protects green belt land from the risk of unplanned development; releases some sites for housing and employment in key locations; ensures we integrate all new developments into Greater Manchester's transport network to ensure new roads and transport will support them. The Plan and its policies are now a material planning consideration in the determination of planning applications, and therefore must be given significant weight in the planning balance.

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

Principle

The principle of extending one's home is acceptable and the planning system accommodates this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on visual and residential amenity.

Residential and visual amenity

Impact of works (single storey front, side and rear extension) - In light of the sizable rear garden at the application site and the existing contextual relationship along the boundaries, and the resultant context of the proposed development, and due to the fact that a significant separation distance would still be retained from the boundaries and/or the existing separation would be unaffected, it is considered that this element of the proposed development can be accommodated in this location in this instance. Moreover, the proposed front extension would projection approximately 900mm forward of the front building line which is considered proportionate given the projecting bay windows. In addition, the proposed rearward projection at approximately 1531mm is within the limitations of the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions, and therefore, on balance, and subject to planning conditions, it is considered that the proposed extension would not unduly impact on the residential or visual amenity of the neighbouring occupiers and the wider neighbourhood.

Impact of works (elevational alterations comprising of, replacement roof tiles, photovoltaic solar panels along the rear roof elevation of the original dwellinghouse, new windows along the first floor side elevation (serving the landing) in-part being bricked up, raised and widened) - In terms of the proposed elevational alterations, for the nature of the property as a dwellinghouse, and due to the fact that the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset, it is considered that the nature of the proposed works would generally fall within householder general permitted development and an application for planning permission would not be usually required. Therefore, given this fall back position, it is considered that this element of the submitted plan would be acceptable as it is unlikely to present any significant adverse impacts to residential or visual amenity.

Impact of works (Design and appearance) - In design terms the proposed development would reflect the characteristics of development in the area. In terms of proposed materials, it is intended to use external facing materials in keeping with the existing house. For the reasons stated above and given the resultant contextual relationship with the surrounding houses and the wider neighbourhood, it is considered that the proposed development would be acceptable in design terms. However, a condition has been attached to ensure that materials are adhered to.

Impact of works (Car parking) - Although the existing garage and the front driveway would in-part be lost to accommodate the proposed extension, a depth of front driveway at approximately 6029mm deep would still be retained, which is considered acceptable.

Impact of works (Waste management) - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapters 8 and 12; policies SP1, DM1, EN1, EN19, T2 of The Manchester

Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no comments or objections have been received in response to this application.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 23 Aril 2024.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 23 April 2024.
- Site Plans, DWG: 00, received by the City Council as the Local Planning Authority on 23 April 2024.
- Proposed Ground Floor Plan, DWG: 01, received by the City Council as the Local Planning Authority on 23 April 2024.
- Proposed First Floor Plan DWG: 02, received by the City Council as the Local Planning Authority on 23 April 2024.
- Proposed Side and Front Elevations, DWG: 03, received by the City Council as the Local Planning Authority on 23 April 2024.
- Proposed Side Elevations, DWG: 04, received by the City Council as the Local Planning Authority on 23 April 2024.
- Proposed Rear and Side Elevations DWG: 05, received by the City Council as the Local Planning Authority on 23 April 2024.
- Existing Floor Plans and Elevations, DWG: 06, received by the City Council as the Local Planning Authority on 23 April 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1, DM1 of Manchester's Local Development Framework: The Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that 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 (1995) and policies DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, 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, DM1 of the Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan (1995).

5) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on: Site Plans, DWG: 00; Proposed Ground Floor Plan, DWG: 01; Proposed First Floor Plan DWG: 02; Proposed Side and Front Elevations, DWG: 03; Proposed Side Elevations, DWG: 04; and Proposed Rear and Side Elevations DWG: 05, all received by the City Council as the Local Planning Authority on 23 April 2024.

Reason - In the interests of residential amenity; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

6) 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.

Informative

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

326 Blackley New Road, Manchester, M9 8FG
324 Blackley New Road, Manchester, M9 8FG
322 Blackley New Road, Manchester, M9 8FG
231 Blackley New Road, Manchester, M9 8FS
227 Blackley New Road, Manchester, M9 8FS
328 Blackley New Road, Manchester, M9 8FG

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA