MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140032/FH/2024
Date registered valid:	4 June 2024
Proposal:	Erection of single storey extension and front porch
Address:	32 Spark Road, Manchester, M23 1DR
Ward(s):	Baguley Ward
Applicant:	Mr Hamid reza Mirzaie
Agent (if any):	Mr Masoud Sadri Cavalier
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22 July 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 June 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 5 June 2024 Expired: 26 June 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 mid-terraced C3 dwellinghouse of redbrick with a grey concrete tile dual pitch roof. The property features white uPVC windows, a front garden bordered by mature hedging, a shared rear access way, and a detached outbuilding situated within a spacious rear garden.




32


32





Description of area

Spark Road is a residential street situated within the Baguley ward of Manchester, close to Altrincham Road (A560), Wythenshawe Park and Gardens, and Baguley Brook. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, 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 and front porch to provide additional living accommodation.

Planning history

No previous history.

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.

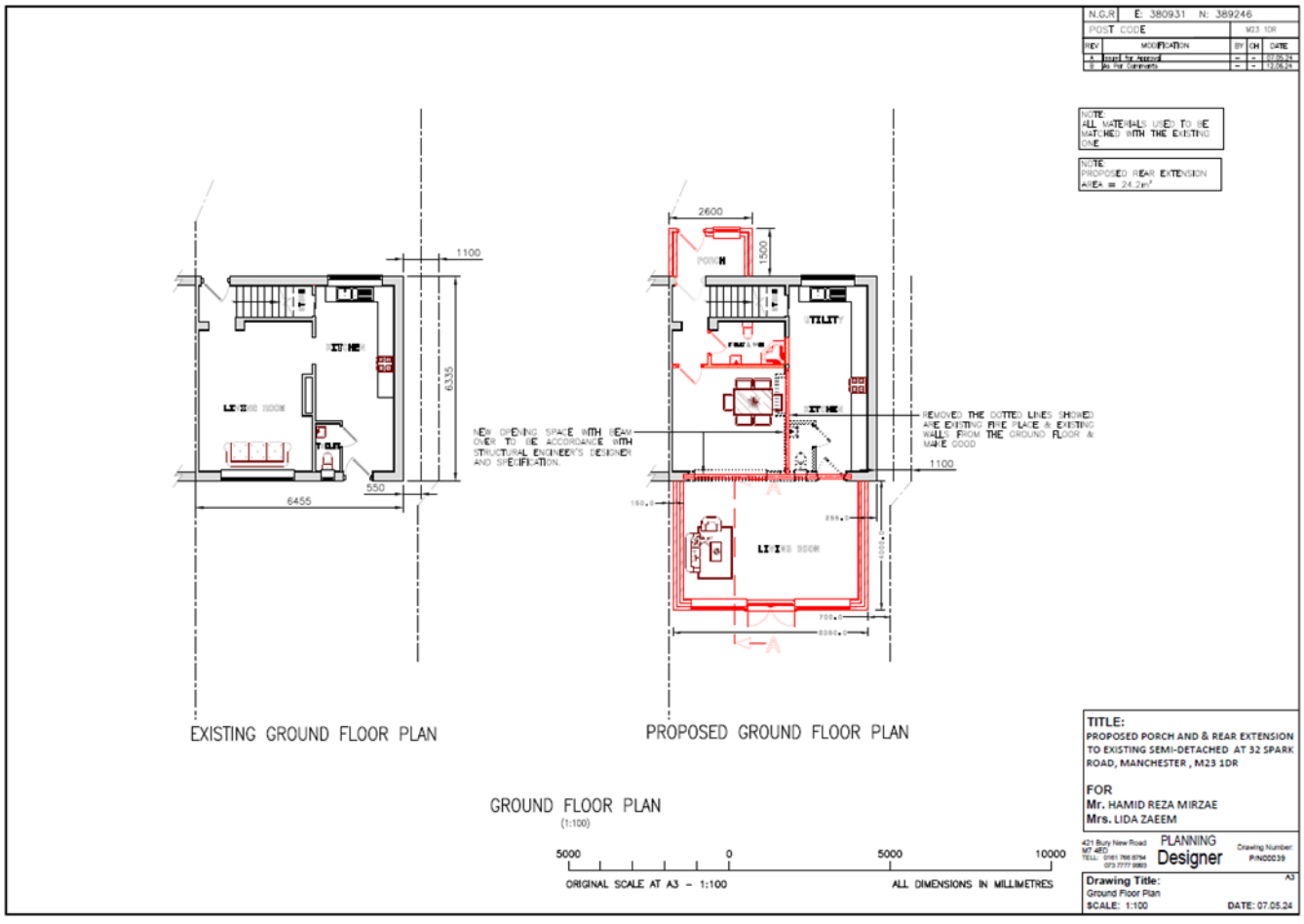
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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
- Policy EN19 - Waste

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.

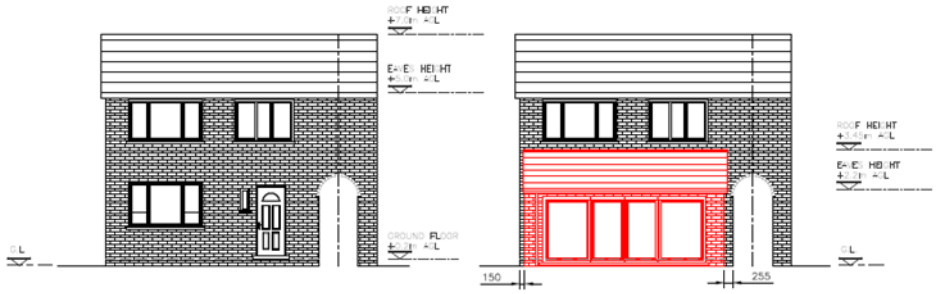
- Policy JP-P1 – Sustainable Places



N.G.R	E: 380931 N: 389246		
POST CODE		M23 1DR	
REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	-	-	07.05.24
B	As Per Comments	-	-	12.06.24

NOTE:
ALL MATERIALS USED TO BE MATCHED WITH THE EXISTING ONE

NOTE:
PROPOSED REAR EXTENSION AREA = 24.2m²



EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION

REAR ELEVATION PLAN
(1:100)

5000 0 5000 10000

ORIGINAL SCALE AT A3 – 1:100

ALL DIMENSIONS IN MILLIMETRES

TITLE:
PROPOSED PORCH AND & REAR EXTENSION TO EXISTING SEMI-DETACHED AT 32 SPARK ROAD, MANCHESTER , M23 1DR

FOR
Mr. HAMID REZA MIRZAE
Mrs. LIDA ZAEEM

421 Bury New Road
M7 4ED
TELL: 0161 766 6754
073 7777 9983

PLANNING Designer

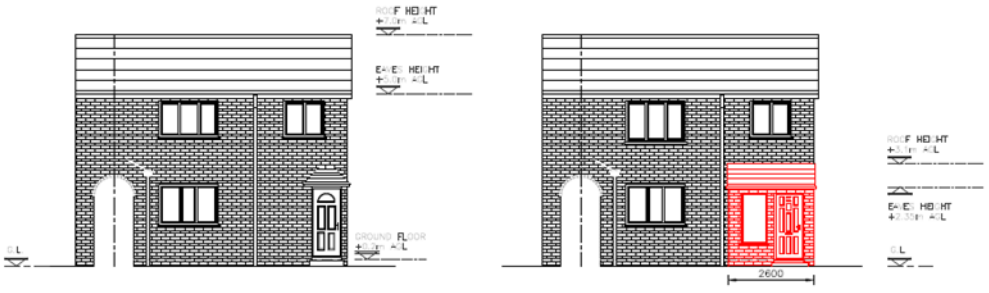
Drawing Number: P/N00040

Drawing Title: A3
Rear elevation plan
SCALE: 1:100 **DATE:** 07.05.24

N.G.R	E: 380931 N: 389246		
POST CODE		M23 1DR	
REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	-	-	07.05.24
B	As Per Comments	-	-	12.06.24

NOTE:
ALL MATERIALS USED TO BE MATCHED WITH THE EXISTING ONE

NOTE:
PROPOSED REAR EXTENSION AREA = 24.2m²



EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

FRONT ELEVATION PLAN
(1:100)

5000 0 5000 10000

ORIGINAL SCALE AT A3 – 1:100

ALL DIMENSIONS IN MILLIMETRES

TITLE:
PROPOSED PORCH AND & REAR EXTENSION TO EXISTING SEMI-DETACHED AT 32 SPARK ROAD, MANCHESTER , M23 1DR

FOR
Mr. HAMID REZA MIRZAE
Mrs. LIDA ZAEEM

421 Bury New Road
M7 4ED
TELL: 0161 766 6754
073 7777 9983

PLANNING Designer

Drawing Number: P/N00039

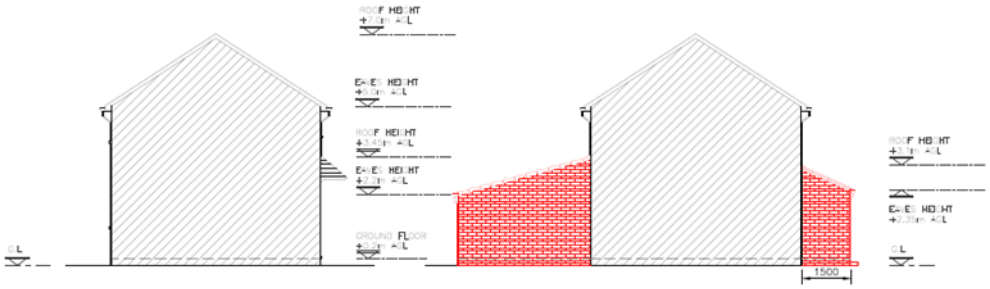
Drawing Title: A3
Front elevation plan
SCALE: 1:100 **DATE:** 07.05.24

N.G.R	E: 380931 N: 389246	
POST CODE		M23 1DR

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	-	-	07.05.24
B	As Per Comments	-	-	12.06.24

NOTE:
ALL MATERIALS USED TO BE MATCHED WITH THE EXISTING ONE

NOTE:
PROPOSED REAR EXTENSION AREA = 24.2m²



EXISTING LEFT SIDE ELEVATION

PROPOSED LEFT SIDE ELEVATION

SIDE ELEVATION PLAN
(1:100)

5000 0 5000 10000

ORIGINAL SCALE AT A3 – 1:100

ALL DIMENSIONS IN MILLIMETRES

TITLE:
PROPOSED PORCH AND & REAR EXTENSION TO EXISTING SEMI-DETACHED AT 32 SPARK ROAD, MANCHESTER , M23 1DR

FOR
Mr. HAMID REZA MIRZAE
Mrs. LIDA ZAEEM

421 Bury New Road
M7 4ED
TELL: 0161 766 6754
073 7777 9863

PLANNING Designer

Drawing Number: P/N00039

Drawing Title:
Side elevation plan

A3

SCALE: 1:100

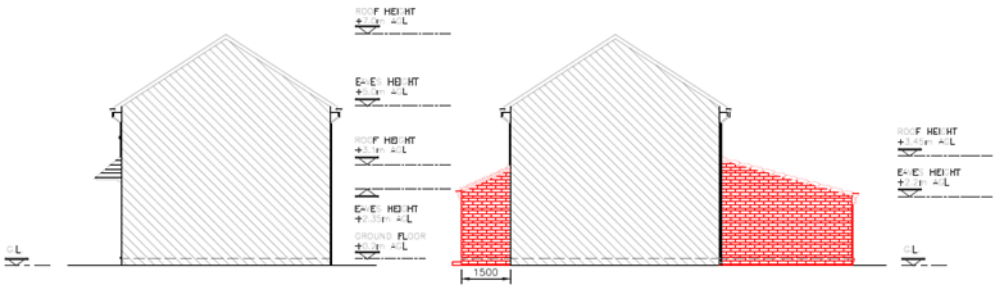
DATE: 07.05.24

N.G.R	E: 380931 N: 389246	
POST CODE		M23 1DR

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	-	-	07.05.24
B	As Per Comment	-	-	03.06.24

NOTE:
ALL MATERIALS USED TO BE MATCHED WITH THE EXISTING ONE

NOTE:
PROPOSED REAR EXTENSION AREA = 24.2m²



EXISTING RIGHT SIDE ELEVATION

PROPOSED RIGHT SIDE ELEVATION

SIDE ELEVATION PLAN
(1:100)

5000 0 5000 10000

ORIGINAL SCALE AT A3 – 1:100

ALL DIMENSIONS IN MILLIMETRES

TITLE:
PROPOSED PORCH AND & REAR EXTENSION TO EXISTING SEMI-DETACHED AT 32 SPARK ROAD, MANCHESTER , M23 1DR

FOR
Mr. HAMID REZA MIRZAE
Mrs. LIDA ZAEEM

421 Bury New Road
M7 4ED
TELL: 0161 766 6754
073 7777 9863

PLANNING Designer

Drawing Number: P/N00039

Drawing Title:
Side elevation plan

A3

SCALE: 1:100

DATE: 07.05.24

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. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey rear extension together with a front porch extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. 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 porch extension would be sited at the front of the property, facing north. It would project 1.5m frontwards from the host dwellinghouse, with a width of 2.6m, mono pitch roof height of 3.1m and an eaves height of 2.35m. It would be sited along the boundary shared with No.30 Spark Road with a considerable gap maintained to the boundary shared with No.34 Spark Road.

The single storey rear extension would be sited at the back of the property, facing south. It would project 4m rearwards from the host dwellinghouse, with a width of 6.05m, mono pitch roof height of 3.45m and an eaves height of 2.2m. A gap of 0.15m would be maintained to the boundary shared with No.30 Spark Road, whilst a gap of at least 0.7m would be maintained to the boundary shared with No.34 Spark Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extensions are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

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

Appearance and visual amenity – the extensions would be built of brickwork, roof tiles, windows and doors to match the existing. The front porch extension would feature one inward-opening door and one window to the front, with blank side elevations and a blank pitched roof. The rear extension would feature two windows and a set of outward-opening doors to the rear, with blank side elevations and a blank pitched roof.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with overall precedent of residential extensions in this area. Sited at the rear of the property, the rear extension would not be visible from a public highway or footpath and, as such, should avoid forming a prominent visual feature within the street scene or public realm. Moreover, though the porch extension would be visible due to its siting at the front of the property, its use of matching materials should ensure that it does not form a prominent visual feature. 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 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 porch extension would be single storey, with a maximum pitched roof height of 3.1m and sited to the north of the host dwellinghouse (within its existing shadow), it is considered that this element of the proposal should not cause issues associated with overshadowing, loss of light, loss of outlook, nor should it introduce an overbearing feature into the area. Its blank side elevations should also ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given that the rear extension would also be single storey, with a maximum pitched roof height of 3.45m, it is considered that this element of the proposal should also not cause issues associated with overshadowing, loss of light, loss of outlook, nor should it introduce an overbearing feature into the area. Its blank side elevations should also ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

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.

Waste storage – the storage of bins would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

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 policy DC1 of the UDP, 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 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

-'Proposed Ground Floor Plan', stamped as received by the City Council as Local Planning Authority on the 12th June 2024.
-'Proposed Rear Elevation', stamped as received by the City Council as Local Planning Authority on the 12th June 2024.

-‘Proposed Front Elevation’, stamped as received by the City Council as Local Planning Authority on the 12th June 2024.
-‘Proposed Left Side Elevation’, stamped as received by the City Council as Local Planning Authority on the 12th June 2024.
-‘Proposed Right Side Elevation’, stamped as received by the City Council as Local Planning Authority on the 12th June 2024.
-‘Section View A-A’, stamped as received by the City Council as Local Planning Authority on the 12th June 2024.
-‘Proposed Roof Plan’, stamped as received by the City Council as Local Planning Authority on the 12th June 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) The materials to be used on the external surfaces of the extensions 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 extensions, 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) 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 developments hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework. The Manchester Core Strategy policy SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

46 Spark Road, Manchester, M23 1DR
44 Spark Road, Manchester, M23 1DR
91 Brookcot Road, Manchester, M23 1DS
85 Brookcot Road, Manchester, M23 1DS
40 Spark Road, Manchester, M23 1DR
36 Spark Road, Manchester, M23 1DR
28 Spark Road, Manchester, M23 1DR
95 Brookcot Road, Manchester, M23 1DS
93 Brookcot Road, Manchester, M23 1DS
89 Brookcot Road, Manchester, M23 1DS
87 Brookcot Road, Manchester, M23 1DS
48 Spark Road, Manchester, M23 1DR
42 Spark Road, Manchester, M23 1DR
38 Spark Road, Manchester, M23 1DR
34 Spark Road, Manchester, M23 1DR
30 Spark Road, Manchester, M23 1DR
26 Spark Road, Manchester, M23 1DR
24 Spark Road, Manchester, M23 1DR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Multiple
Area Team Boundary - Name: SOUTH AREA