

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 140470/FH/2024

**Date registered valid:** 9 July 2024

**Proposal:** Erection of a single storey rear extension to form additional living accommodation

**Address:** 1 Farrant Road, Manchester, M12 4PD

**Ward(s):** Longsight Ward

**Applicant:** Ms Anisa Ayub Umarji

**Agent (if any):** Mr Sakib Ahmed CGI Works

**Case officer:** Ellie Knowles  
Tel: 0161 219 6633  
Email: [ellie.knowles@manchester.gov.uk](mailto:ellie.knowles@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 30 August 2024

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 7 August 2024

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 30 July 2024      Expired: 20 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 is along residential street close to the south-west junction of Farrant Road and Rushford Street. The application property is a semi-detached house comprising red brick elevations with hipped roof and original single storey lean-to rear outrigger - approximately 1045mm deep x 2792mm wide.

The front elevation comprises of a two storey box bay windows and adjoining lean-to porch extension. There is existing amenity space along the front, side and rear, with off street car parking along a fully hard surfaced front driveway providing separation from the western boundary with houses fronting Rushford Street.

No. 11 Rushford Street has existing rear extensions, thereby, the existing minimum separation distance between those immediate dwellinghouses along the side boundary; specifically, no. 11 and no. 9 Rushford Street is approximately 5.2 metres, and the existing separation distance from the immediate property behind the rear boundary; specifically, no. 26 Parry Road is approximately 13.5 metres.



**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

### **Description of development**

This proposal is a resubmission of the previously refused scheme 139438/FH/2024, albeit with relocated fenestration to the rear elevation.

Following demolition of the existing single storey lean-to rear outrigger, the proposed single storey rear extension would be sited along the shared boundary with the adjoining property, no.3 Farrant Road. It would project from the original rear elevation of the host property by 4.0m deep and measure 4.0m wide. The proposed extension would be inset approx. 4.3m from the common shared boundary with no. 11 and no. 9 Rushford Street due west, whilst retaining a separation distance of approximately between 8.6 metres - 12.4 metres from these dwellinghouses. The extension would accommodate a lean to roof form with a maximum proposed roof height at approximately 3.07m and would include French doors proposed along the rear elevation.

Materials to match the host building are proposed.

### **Consultations & Notification Responses**

#### *Local responses*

None

#### *Consultee responses*

None

## **Relevant Planning History**

At the application site –

**139438/FH/2024** – Erection of single-storey extension to the rear to form additional living accommodation. Refused 29.04.2024. *On grounds of privacy and overlooking.*

## **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)

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

DC1– Residential Extensions

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 principle of extending a residential property in an established residential area to create additional living accommodation is generally considered acceptable further assessment will be made to ensure that there are detrimental impacts upon the character of the property itself, the neighbouring residents or the area within which it is located.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight to indicate otherwise.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

### **Impact on visual amenity and the streetscene:**

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are to match those of the existing dwellinghouse. The design detail is typical of an extension of this type and would not adversely impact upon visual amenity or the character of the area.

The proposed rear extension would not be visible from the public highway and would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered to be of an appropriate scale, retains subservience and is in sympathetic to the design of the host property. The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1.

### **Impact on residential amenity:**

The revised proposal has omitted the initial concerns relating to overlooking and privacy, through relocation of the glazing to the rear boundary. As such, no overlooking impacts are now considered on occupants of adjacent neighbouring properties.

The proposal would exceed the 3.65m guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions by 0.35m. Whilst this is acknowledged this rearward projection is capable of being erected from the existing outrigger adjacent the boundary with the adjoining property and is considered acceptable in this instance. The size and footprint of the proposed extension is not considered to result in an overbearing impact upon the residential amenities of surrounding properties. It is of a relatable scale to the host property, therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

### **Highways:**

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

### **Conclusions:**

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1 policies SP1, and DM1 of the Core Strategy.

## **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/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, no negotiations were necessary but 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 and to policies SP1 and DM1 of the Core Strategy.

**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 floor plans', numbered WD001, 'Proposed elevations' numbered WD002', as received by the City Council as Local Planning Authority on the 09/07/2024.

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. 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 development hereby approved other than those shown on the approved drawings references WD001 and WD002 as received by the city council as the local planning authority on 07/07/2024.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of the Core Strategy (July 2012).

## **Appendix 1 – List of consultees & neighbours notified**

3 Farrant Road, Manchester, M12 4PD  
17 Rushford Street, Manchester, M12 4WZ  
11 Rushford Street, Manchester, M12 4WZ  
2 Farrant Road, Manchester, M12 4PD  
47 Stainer Street, Manchester, M12 4PB  
43 Stainer Street, Manchester, M12 4PB  
7 Rushford Street, Manchester, M12 4WZ  
15 Rushford Street, Manchester, M12 4WZ  
13 Rushford Street, Manchester, M12 4WZ  
5 Rushford Street, Manchester, M12 4WZ  
19 Rushford Street, Manchester, M12 4WZ  
28 Parry Road, Manchester, M12 5QD  
26 Parry Road, Manchester, M12 5QD  
41 Stainer Street, Manchester, M12 4PB  
30 Parry Road, Manchester, M12 5QD  
9 Rushford Street, Manchester, M12 4WZ  
5 Farrant Road, Manchester, M12 4PD  
4 Farrant Road, Manchester, M12 4PD

## **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  
Area Team Boundary - Name: NORTH AREA