MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140459/FH/2024
Date registered valid:	8 July 2024
Proposal:	Erection of a single storey rear extension
Address:	21 Stockton Road, Manchester, M21 9FB
Ward(s):	Chorlton Ward
Applicant:	B Crooks
Agent (if any):	Mr Andrew Brodie AGB CAD Services Ltd
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**28/08/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07/08/2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 1 August 2024 Expired: 22 August 2024

Site notice
Posted: 1 August 2024 Expired: 22 August 2024

Press advert
Published: 6 August 2024 Expired: 27 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The application relates to a two/three-storey semidetached class C3 dwellinghouse on Stockton Road in Chorlton. The property is built from painted red brick with white framed windows and black roof tiles. The property features a front porch canopy and a front garden area with a three-storey outrigger to the rear.

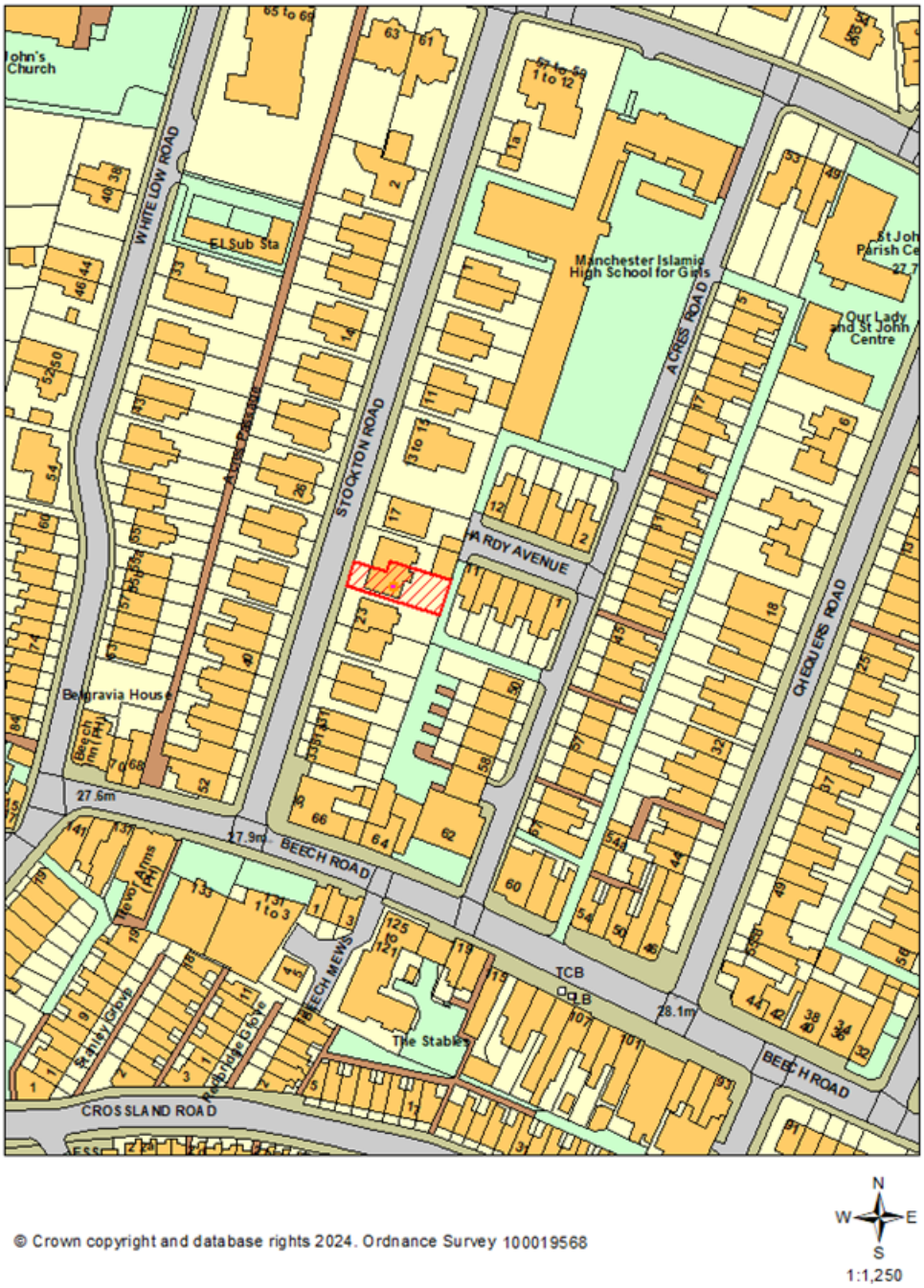


Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane (Extension) Conservation Area 2007

Tree Preservation Order: Not applicable

Description of area
Stockton Road is a residential street within the Chorlton Ward of South Manchester, it is in close proximity to Chorlton District Centre on Barlow Moor Road. The area is predominantly residential in terms of its character, with a mixture of semidetached and terraced properties with the rear access to the former Manchester Islamic School for Girls towards the north end of the



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street.

Description of development
The applicant is seeking permission for the erection of a single storey rear extension to provide additional living accommodation.

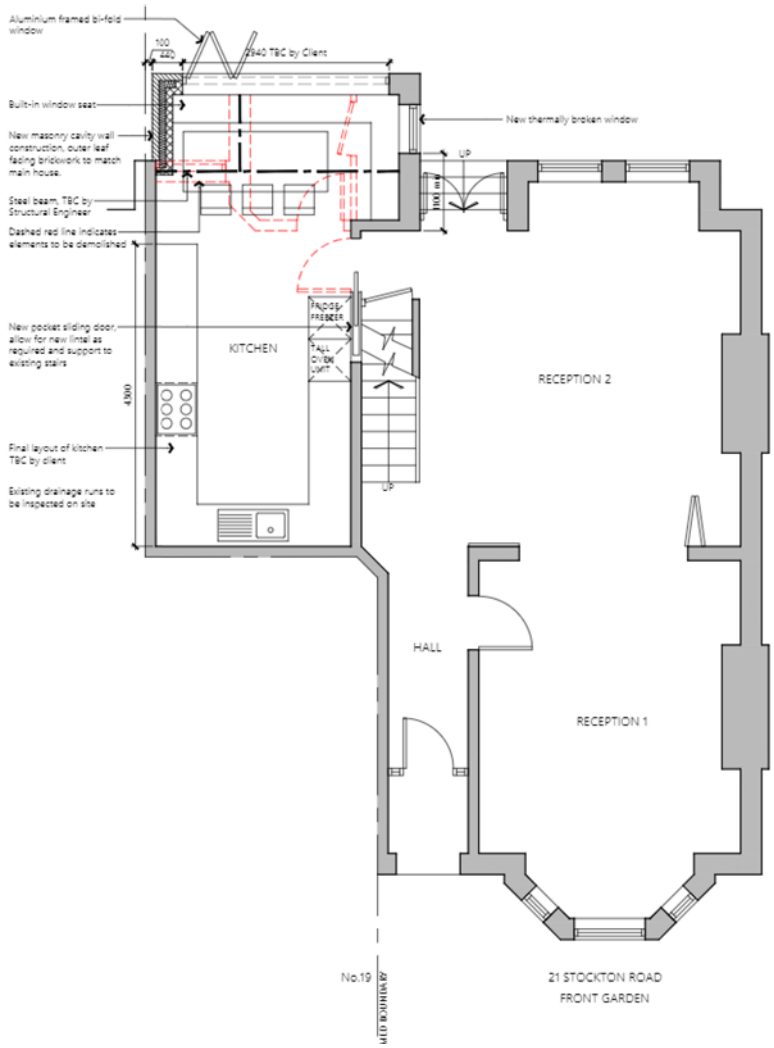


Figure 2. Proposed Floorplan.



Figure 1. Proposed Rear Elevation.

Consultations & Notification Responses
Local residents, as per appendix 1 - no comments or objections received.

Policy
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 forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions
- DC18 – Conservation Areas

Places for Everyone
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 following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2023)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

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

Principle
The submitted application is for the erection of single storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass
The proposed extension would be sited at the rear of the property alongside the outrigger and infill the space between the existing outrigger and boundary to the adjoining property. It would measure 1235mm x 1110mm with a height of 3165mm at the eaves and 3910mm at the top of the roof.

The 1235mm rearward projection of the extension does not exceed the limit stipulated within policy DC1 of the UDP (of 3650mm). Moreover, the proposal is only infilling the corner of the property and does not project out any more than the original building footprint, ensuring it is not overly prominent or overbearing on neighbours. As such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity
The proposed extension would be set in from the boundary with the adjoining property by 100mm and would project back no further than the existing rear outrigger. It would feature a bifold window, a lightwell window and a light tunnel on the rear elevation with a skylight window on the roof.

As the proposed rear elevation windows are in a similar position to the existing, and the side elevations remain blank, it is not anticipated that the new windows will cause any privacy issues for the residents or neighbours.

The adjoining property has a door on the rear elevation of the main house, sitting between the two properties outriggers, the proposal will result in less than substantial harm in terms of the slight reduction in sunlight and an increased tunnelling effect on this door. However, given the existing layout, this door is already overshadowed by three-storey outriggers on both sides, as such, the proposed single storey addition with a projection of 1235mm would only marginally increase the level of impact. In addition, the adjoining property has two more sets of glazed doors on the rear elevation which will not be subject to overshadowing or loss of light as a result of the proposal.

In addition, no objections have been received in response to the application.

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

Design and Visual Amenity
The proposed addition would be built with brickwork and roof tile to match the existing dwellinghouse. Its side elevations would remain blank and featureless with the rear elevation featuring a bifold window, a tunnel light and a basement lightwell window.

The proposal would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area and the Wilbraham Road/Edge Lane Conservation Area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area including the conservation area would not be harmed by these works.

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

Waste Storage
The storage of refuse bins would not be affected by the proposal.

Car Parking
The current parking arrangements would be unaffected by this proposal.

Conclusion
Given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 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 considered the application in a positive and proactive manner. 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. **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 – 08 July 2024 – Ref: 2924-01
    b. Drawing – Proposed Plans and Elevations 08 July 2024 – Ref: 2429-03

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. **Specified materials:**
The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwelling 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 DM1, SP1 and EN1 of the Core Strategy.

4. **Additional glazing restriction:**
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

11 Hardy Avenue, Manchester, M21 9ER
7 Hardy Avenue, Manchester, M21 9ER
1 Hardy Avenue, Manchester, M21 9ER
Flat A, 26 Stockton Road, Manchester, M21 9ED
Flat 3, 25 Stockton Road, Manchester, M21 9FB
52 Acres Road, Manchester, M21 9EB
50 Acres Road, Manchester, M21 9EB
34 Stockton Road, Manchester, M21 9ED
30 Stockton Road, Manchester, M21 9ED
Flat C, 26 Stockton Road, Manchester, M21 9ED
Flat B, 26 Stockton Road, Manchester, M21 9ED
Flat 2, 25 Stockton Road, Manchester, M21 9FB
Flat 1, 25 Stockton Road, Manchester, M21 9FB
23 Stockton Road, Manchester, M21 9FB
36 Stockton Road, Manchester, M21 9ED
32 Stockton Road, Manchester, M21 9ED
28 Stockton Road, Manchester, M21 9ED
19 Stockton Road, Manchester, M21 9FB
17 Stockton Road, Manchester, M21 9FB
9 Hardy Avenue, Manchester, M21 9ER
5 Hardy Avenue, Manchester, M21 9ER
3 Hardy Avenue, Manchester, M21 9ER

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Wilbraham Road/Edge Lane (Extension) Conservation Area 2007
Area Team Boundary - Name: SOUTH AREA