MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140471/FH/2024
Date registered valid:	9 July 2024
Proposal:	Erection of a single storey rear extension, following demolition of existing rear extension
Address:	78 Hardy Lane, Manchester, M21 7GX
Ward(s):	Chorlton Park Ward
Applicant:	Mr Kristofer Kinnear
Agent (if any):	Mr M Ahmed M1 Architecture 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:

Standard consultations:
Printed: 1 August 2024 Expired: 22 August 2024

Neighbour notifications
Printed: 1 August 2024 Expired: 22 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
The application relates to a two-storey semidetached class C3 dwellinghouse on Hardy Lane. The property is built from red brick with black roof tiles on a hipped roof. The property features a front porch, black framed windows, a modest front garden with a low-level brick boundary treatment, a rear garden and a single storey outrigger to the rear.



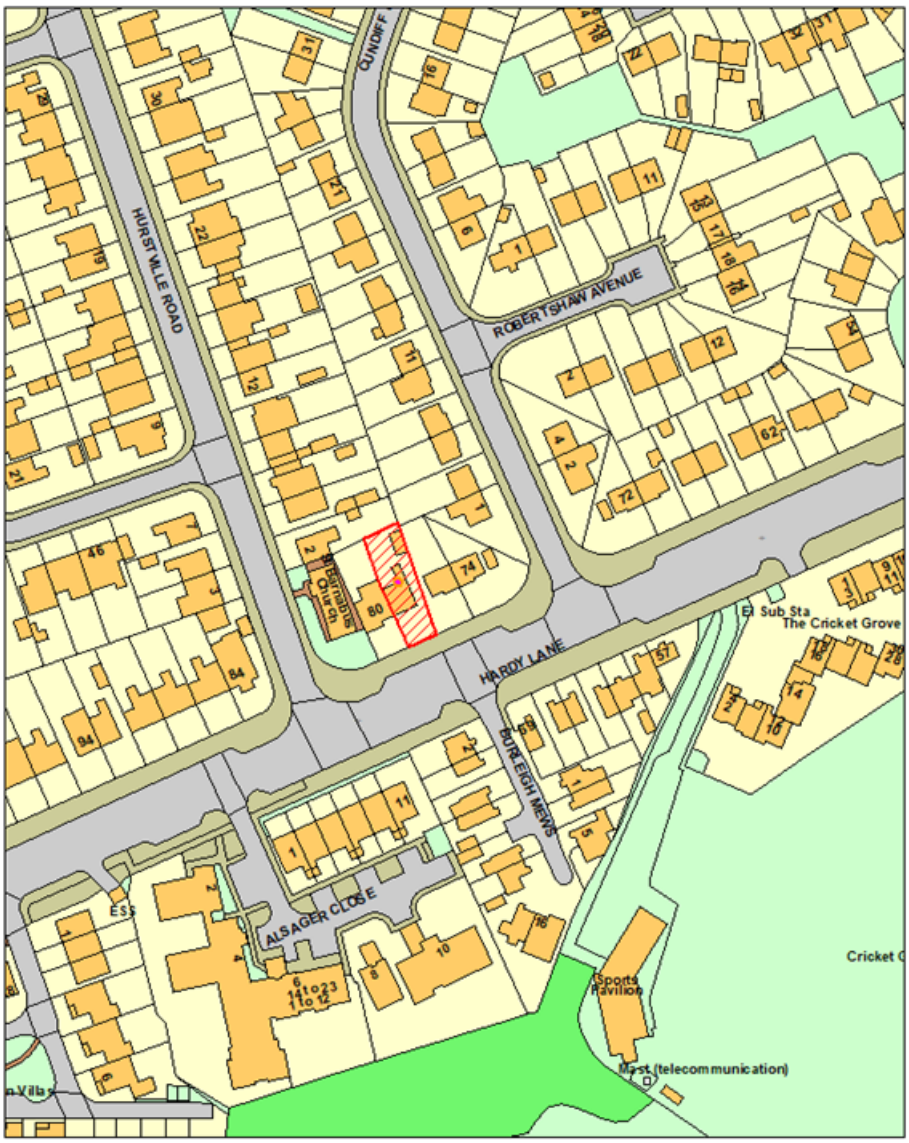


Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

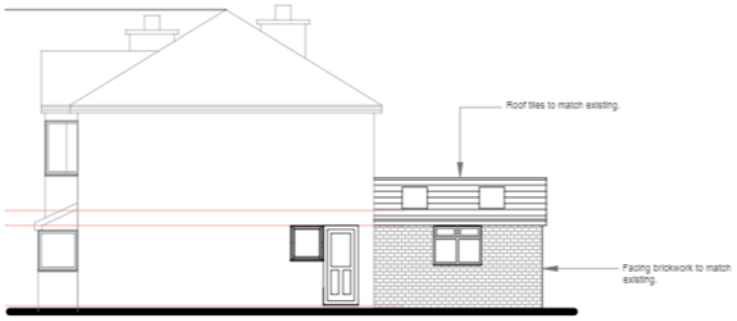
Description of area
Hardy Lane is a residential street, off Barlow Moor Road (A5145) and Mauldeth Road West, close to the River Mersey and greenbelt, and Chorlton Park Primary School. The area is predominantly residential in terms of its character, consisting of mostly semidetached and terraced 1-2 storey dwellings with some 3 storey dwellings within the nearby Chorlton Villas.



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1:1,250

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



Side Elevation

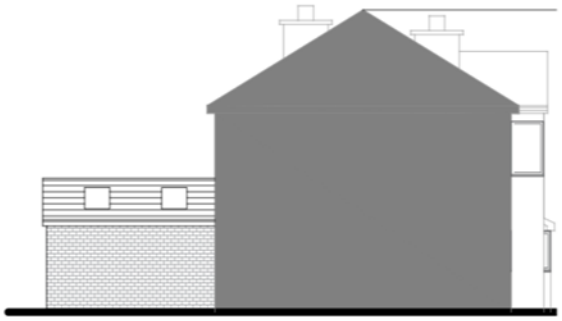


Rear Elevation

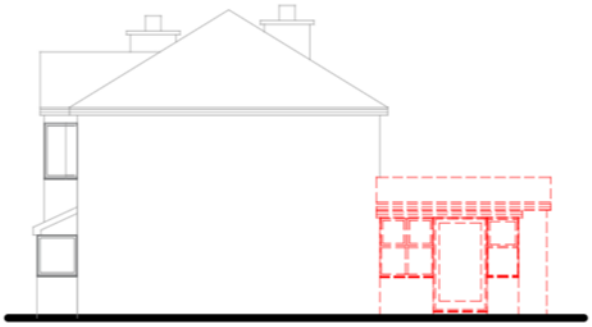
0m 1 2 3 4 5m



Ground floor



Sectional Side Elevation

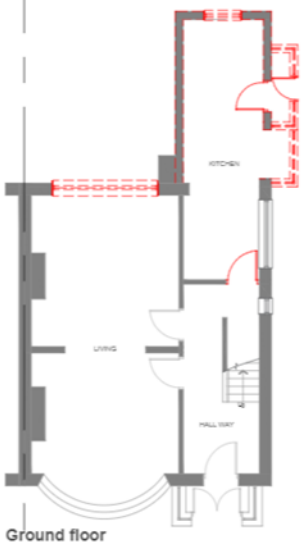


Side Elevation

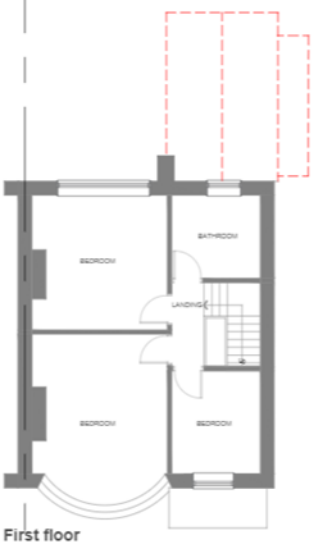
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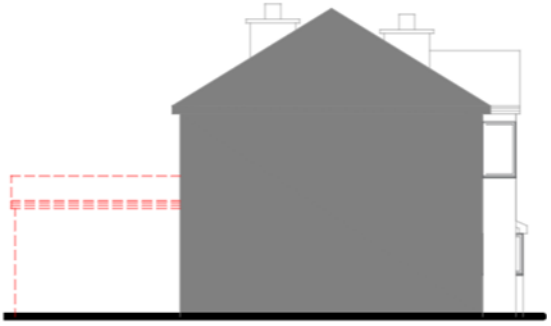
Rear Elevation



Ground floor



First floor



Sectional Side Elevation

Consultations & Notification Responses
Manchester City Council Environmental Health – No objection to the application.

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. 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

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:

- JP-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 broadly 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, with a pitched roof that has a maximum height of 3400mm, sloping down to 2400mm at the eaves. It would project out 4399mm to the rear, spanning just under the entire width of the property at 6130mm, leaving a gap of 200mm to the boundary with the adjoining property and 2660mm to the boundary with No.76.

Although the proposed single storey extension is slightly larger than the advised 3650mm rearward projection depth stipulated within policy DC1 of the UDP, the existing rear outrigger has the same projection as the proposed extension and the adjoining property has a rear extension up to the side boundary. 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 makes use of a pitched roof that has a maximum pitch of 3400mm and would slope down to 2400mm at the eaves towards the boundaries with the neighbouring properties. In addition, the adjoining property has an existing rear single storey of 2600mm, hence the proposed addition will not cause an undue loss of light to the adjoining neighbours as the addition will only extend 2 metres beyond this.

The proposal features 2no. windows and 1no. door to the side elevation at ground floor level, these are to replace the existing glazed door and 2no. windows that are already existing on the outrigger. Given the windows and doors are of the same scale and coverage of the existing, it is not anticipated that these will introduce any privacy issues for the neighbouring property.

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 extension would be built of brickwork and roof tiles to match the existing dwellinghouse. Its side elevation facing no.76 would be blank and featureless, whilst its rear elevation would feature a set of sliding doors. Whilst the elevation facing no.72 would incorporate a kitchen window which would be no closer than the existing windows in the side gable of the host property.

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.

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

Waste Storage
The storage of refuse bins would not be affected by the 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 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. 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:
Drawing – Location Plan
Drawing – Proposed Plans and Elevations– ref: 2330 02
Received 09 July 2024

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 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 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

Environmental Health

St Barnabus Church, Hurstville Road, Manchester, M21 8DH
11 Alsager Close, Manchester, M21 7AL
76 Hardy Lane, Manchester, M21 7GX
69 Hardy Lane, Manchester, M21 7LG
7 Cundiff Road, Manchester, M21 8FS
3 Cundiff Road, Manchester, M21 8FS
5 Cundiff Road, Manchester, M21 8FS
1 Cundiff Road, Manchester, M21 8FS
2 Burleigh Mews, Manchester, M21 7LB
6 Hurstville Road, Manchester, M21 8DH
4 Hurstville Road, Manchester, M21 8DH
2 Hurstville Road, Manchester, M21 8DH
80 Hardy Lane, Manchester, M21 7GX
74 Hardy Lane, Manchester, M21 7GX

Appendix 2 – Planning constraints

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