MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140126/FH/2024
Date registered valid:	28 May 2024
Proposal:	Erection of a single storey side extension
Address:	1 Stephens Road, Manchester, M20 4UY
Ward(s):	Withington Ward
Applicant:	Mr Luke Grayland
Agent (if any):	Mr Ian Burnett, Form. architecture + design
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15 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: 6 June 2024 Expired: 27 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 semi-detached C3 dwellinghouse of redbrick with a red concrete tile dual pitch roof. The property features a mixture of black and white uPVC windows, including a two-storey curved bay to the front, a modest front garden bordered by a mid-level redbrick wall, a single storey extension and conservatory to the rear, and a detached outbuilding situated within a spacious rear garden.

1 Stephens Road

Description of area

Stephens Road is a residential street situated within the Withington ward of Manchester, close to St Cuthbert's Primary School, the Christie Student Accommodation, and Wilmslow Road (B5093). The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to Withington centre as well as public transport links.

Description of development

The applicant is seeking permission for the erection of a single storey side extension.

Planning history

28665 - Kitchen extension to dwellinghouse – **APPROVED** (01.04.1987).

139165/FH/2024 - Erection of an outbuilding to rear with separate access – **REFUSED** (14.03.2024).

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.

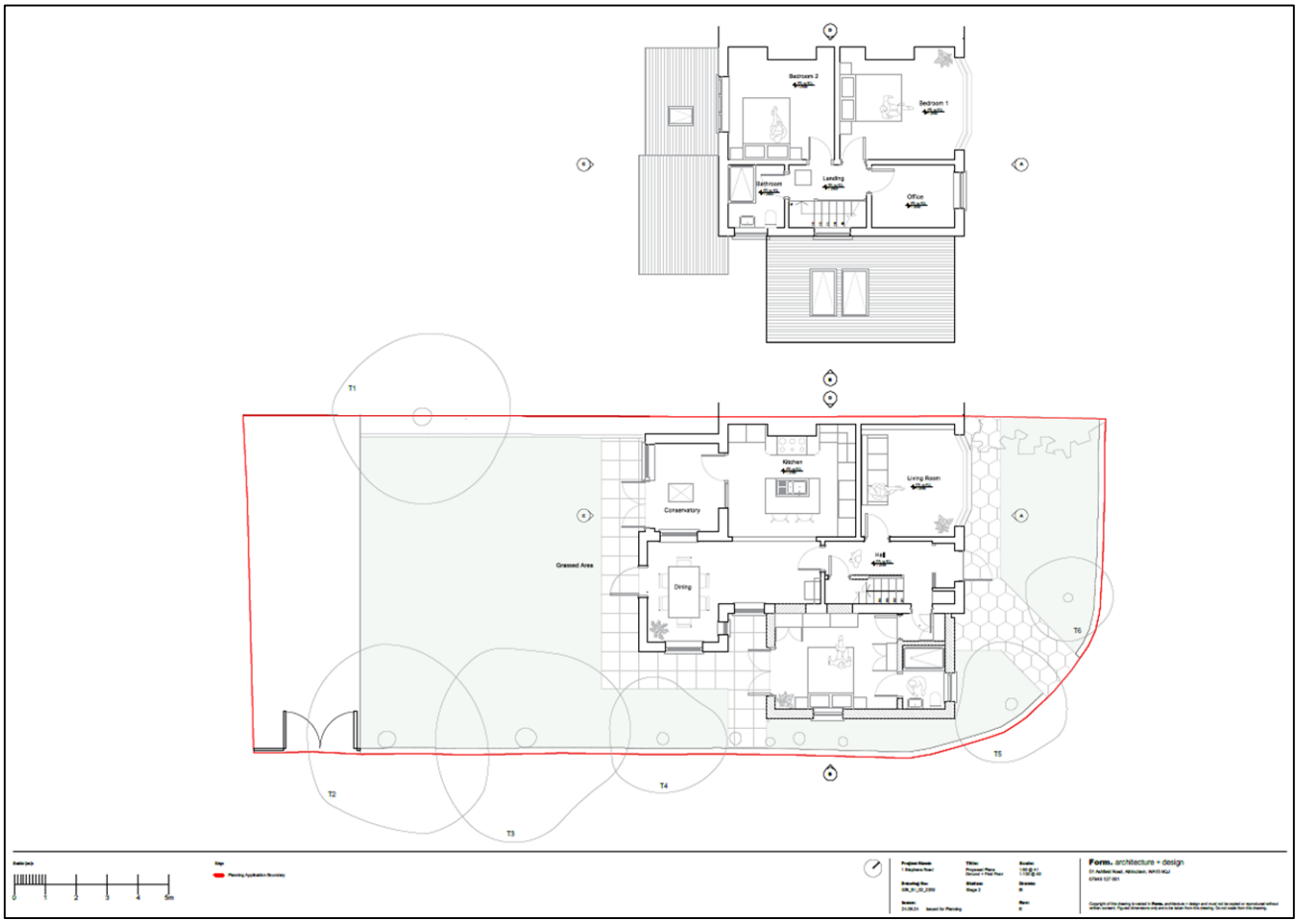
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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



Proposed amended plans

Proposed amended elevations

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 side 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 single storey extension would be sited at the side of the property, facing southeast. It would project 3.418m sidewards, with a length/depth of 6.1m (setback 0.3m from the front of the property), a mono pitch roof height of 3.48m and an eaves height of 2.335m. A minimum gap of 0.939m would be maintained to the plot boundary which borders Stephens Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the development is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature 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 extension would be built of brickwork and roof tiles to match the existing dwellinghouse with uPVC windows and doors. Its front elevation would feature 1no. window, whilst its southeastern side elevation would also feature 1no. window and its rear elevation would feature a set of outward-opening doors. Two flat skylights would be featured atop its southeast-facing roof slope.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with other residential extensions in the area. Sited at the side of the property, the proposal would be visible within the street scene and public realm, however its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension does not form a prominent visual feature within the locale. 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 extension would be single storey and sited away from neighbouring residential properties along the southeastern edge of the host dwellinghouse, it is considered that the proposal should not cause issues associated with overshadowing, loss of

light, loss of privacy or loss of outlook, nor should it introduce an overbearing presence into the area.

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 as the existing gates, located to the rear of the property along its southeastern side boundary would be retained, allowing for bins to be stored within the confines of the rear garden and transported to the public footpath/highway on collection days.

Parking – the current parking arrangements would be unaffected by this proposal as the property does not currently feature any off-street parking provisions.

Other matters – concerns about the intended use of the proposal were raised due to the extension initially accommodating a ground floor bedroom and bathroom with separate entry/exit arrangements to the host dwellinghouse.

The agent was notified of these concerns and informed the Council that the applicants intended to use the extension for visiting family members/friends, whilst also occasionally using it for short-term lets.

The agent was informed that the Council could not support the extension being utilised for short-term lets and the proposal's use would be restricted through conditions.

The agent subsequently submitted amended plans which omitted the front door initially included within the proposal, as requested by the case officer.

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, 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 Plans Ground + First Floor', numbered '035_B1_02_2200', stamped as received by the City Council as Local Planning Authority on the 25th June 2024.
-'Proposed Elevations', numbered '031_B1_04_2200', stamped as received by the City Council as Local Planning Authority on the 25th 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 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) 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 development 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.

5) 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), the extension hereby approved shall be used only as ancillary living accommodation for the main dwellinghouse known as No.1 Stephens Road and shall not be used as an additional dwelling or for short term lettings whereby sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights.

Reason - To prevent the proliferation of HMOs and short term lets which restrict housing choice and adversely affecting residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 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 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

12 Stephens Road, Manchester, M20 4UY
4 Stephens Road, Manchester, M20 4UY
10 Stephens Road, Manchester, M20 4UY
2 Gainsborough Avenue, Manchester, M20 4US
1 Gainsborough Avenue, Manchester, M20 4US
25 Cotton Lane, Manchester, M20 4UX
6 Stephens Road, Manchester, M20 4UY
27 Cotton Lane, Manchester, M20 4UX
8 Stephens Road, Manchester, M20 4UY
3 Stephens Road, Manchester, M20 4UY

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 Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA