MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139695/FH/2024
Date registered valid:	3 April 2024
Proposal:	Erection of a single storey front, side and rear extension to provide additional living accommodation.
Address:	1 Forrester Close, Manchester, M16 7BT
Ward(s):	Moss Side Ward
Applicant:	Mr. Faisal Irfan
Agent (if any):	Mr. Niamat Ali, NA Design
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21 May 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 April 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 15 April 2024 Expired: 7 May 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 end-terraced C3 dwellinghouse of redbrick and pale blue render with a grey concrete tile dual pitch roof. The property features a paved front driveway, a modest front garden bordered by mid-level metal fencing, a front porch canopy, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Relationship with neighbouring properties.



Figure 3. Rear elevation.



Figure 4. Relationship with neighbouring properties.



Figure 5. Rear amenity space.

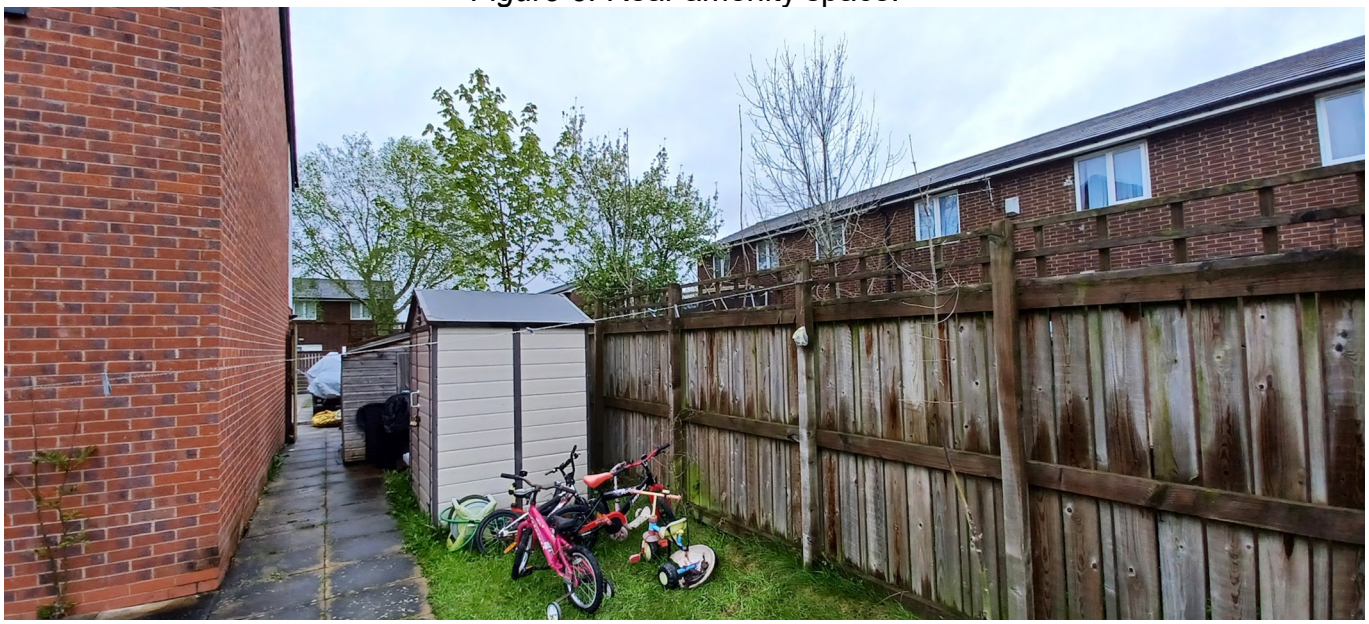


Figure 6. View of side of property.

Description of area

Forrester Close is a residential cul-de-sac situated within the Moss Side ward of Manchester, close to Alexandra Park, Princess Road (A5103), and Millenium Park. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties, 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 front, side and rear extension to provide additional living accommodation.

Planning history

No previous planning history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Cadent Gas made no objection to the proposal, requesting an informative note be attached to the decision notice.

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
The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

- Policy JP-P1: Sustainable Places

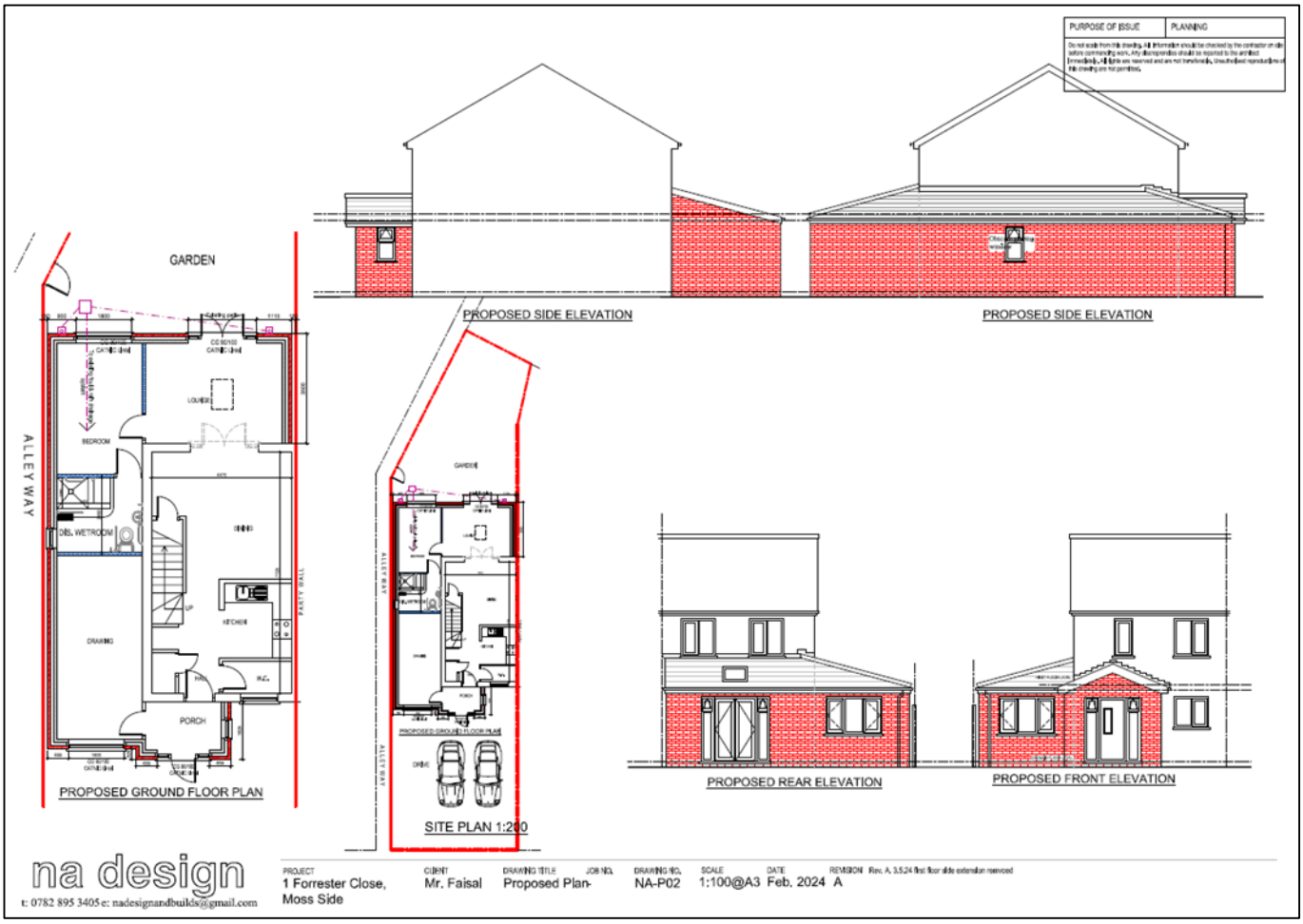


Figure 7. Submitted proposed plans and elevations.

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 front, side and rear extension in order 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 front, side and rear of the property, wrapping around its northern, eastern and southern elevations. It would project 3.5m rearwards, with a total length / depth of 13.658m, frontward projection of 1.825m, sideward projection of 3.053m, width to the front of 5.877m, width to the rear of 7.814m, dual pitch roof height to the front of 3.314m with an eaves height of 2.252m, and hipped roof height of 3.479m to the rear with an eaves height of 2.338m. A gap of 2.099m would be maintained to the shared boundary with No.3 Forrester Close to the front, a gap of 0.15m would be

maintained to the shared boundary with No.3 Forrester Close to the rear, and a gap of 0.15m would be maintained to the shared alleyway to the east.

The 3.5m rearward projection of the extension does not exceed the limit stipulated under policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable. The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions and would avoid resulting in 'excessively large or bulky' addition to the property. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with policy DC1 of the UDP, and policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the extension would be built of brickwork, roof tiles and windows to match the existing. Its front elevation would feature one window and one outward-opening door framed by glazing, whilst its rear elevation would feature one window and a set of outward-opening doors framed by glazing. Its side elevation, facing No.3 Forrester Close, would feature one window to the front (sited 2.099m away from the shared boundary), whilst its side elevation, facing the shared alleyway, would feature one obscurely glazed window. Its rear facing roof slope would feature one flat skylight.

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. Moreover, its use of matching materials should ensure that the proposal does not form a prominent visual feature within the street scene. 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, with a maximum height of 3.479m, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its window facing No.3 Forrester Close would be sited at a considerable distance away from the shared boundary and, as such, should not substantially impact their existing privacy levels. The window facing onto the shared alleyway should also not impact existing privacy levels in this area.

In addition, no objections were received from local residents in response to this application.

The proposal is therefore acceptable in regard to its minimal impact upon residential amenity which accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage - the storage of bins would be unaffected by this proposal as external access to the rear would be facilitated via the shared alleyway.

Parking – the current parking arrangements would be unaffected by this proposal, with sufficient space for two vehicles retained to the front of the property.

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. Minor 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:

-'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-12944434', stamped as received by the City Council as Local Planning Authority on the 3rd April 2024.

-‘Proposed Plan’, numbered ‘NA-P02 REV A’, stamped as received by the City Council as Local Planning Authority on the 7th May 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 extension 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) Before first occupation the proposed ground floor window in the eastern side elevation facing the shared alleyway shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

23 Claremont Road, Manchester, M16 7BS
21 Claremont Road, Manchester, M16 7BS
9 Brentwood Street, Manchester, M16 7NF
3 Forrester Close, Manchester, M16 7BT
5 Forrester Close, Manchester, M16 7BT
13 Brentwood Street, Manchester, M16 7NF
11 Brentwood Street, Manchester, M16 7NF
7 Brentwood Street, Manchester, M16 7NF
5 Brentwood Street, Manchester, M16 7NF
3 Brentwood Street, Manchester, M16 7NF
7 Chattock Street, Manchester, M16 7NJ
5 Chattock Street, Manchester, M16 7NJ
3 Chattock Street, Manchester, M16 7NJ
1 Chattock Street, Manchester, M16 7NJ

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