

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139698/FH/2024

Date registered valid: 15 April 2024

Proposal: Erection of a part-single / part-two storey side and rear extension to form living accommodation

Address: 60 Bankside Road, Manchester, M20 5GD

Ward(s): Didsbury East Ward

Applicant: Mr Ogden

Agent (if any): Paul Gill PLG Design limited

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 03 June 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 April 2024

Standard consultations: Printed: 17 April 2024 Expired: 9 May 2024

Neighbour notifications: Printed: 17 April 2024 Expired: 9 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 semi-detached C3 dwellinghouse of redbrick and brown hanging tile with a grey-brown concrete tile dual pitch roof. The property features white uPVC windows, including a ground floor bay to the front, a paved driveway bordered by a mid-level redbrick wall, a single storey garage extension to the side, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear amenity space.

Description of area

Bankside Road is a residential street situated within the Didsbury East ward of Manchester, close to the River Mersey, Kingsway (A34), and Millgate Fields. The area is predominantly residential in terms of its character, consisting of detached 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 part-single / part-two storey side and rear extension to form living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

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

Environmental Health indicated that the site falls outside of the 25m buffer for the Parrs Wood landfill zone with no further comments or objections made.

Flood Risk Management requested a pre-commencement condition pertaining to the submission of a Flood Risk Assessment which accords with NPPG Standing Advice/any subsequent replacement national standards be attached to the decision notice.

Cadent Gas initially placed a holding objection on the application. Upon reviewing the proposal, this was subsequently lifted, and an informative note requested to 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 - 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
- Policy JP-S4: Flood Risk and the Water Environment

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 part-single / part-two storey 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 extension would be sited at the side and rear of the property, wrapping around its east and south elevations.

At ground floor level, it would project 4.5m rearwards from the host dwellinghouse, with a length / depth of 11.746m (featuring no setback from the front of the property), a sideward projection of 2.44m, width of 8.919, mono pitch roof height of 3.839m to the front 3.72m to the rear, and an eaves height of 2.527m to the front and 2.4m to the rear. It would be sited along the shared boundary with No.62 Bankside Road, with a gap of 0.15m maintained to the boundary shared with No.58 Bankside Road.

At first-floor level, the extension would project 4.5m rearwards, with a length / depth of 9.799m (featuring a 1.5m setback from the front of the property, in line with recent approval 135450/FH/2022), a sideward projection of 2.44m, width of 5.867m, dual pitch roof height of 7.154m to the side (set 0.881m below the existing ridge) with eaves to match the existing and a hipped roof height of 6.73m to the rear (set 1.621m below the existing ridge), again with eaves to match the existing. It would be sited along the shared boundary with No.62 Bankside Road, with a gap of 3.033m maintained to the boundary shared with No.58 Bankside Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions and would avoid resulting in 'excessively large or bulky' additions 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. At ground floor level, it would feature 1no. up and over garage door to the front, blank side elevations, 1no. outward-opening door, 1no. set of bi-folding doors and 1no. window to the rear, and 2no. flat skylights to its rear roof. At first-floor level, it would feature 1no. window to the front, blank side elevations, 2no. windows to the rear and 1no. flat skylight to each of its side-facing roof slopes.

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 provide a blended appearance with the host dwellinghouse, ensuring that the developments do not form prominent visual features 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 subservient to the host dwellinghouse in terms of its dimensions with adequate gaps maintained to the plot's shared boundaries, 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 blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

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.

Parking – the current parking arrangements would be unaffected by this proposal.

Flood Risk – Flood Risk Management requested a pre-commencement condition pertaining to the submission of a Flood Risk Assessment which accords with NPPG Standing Advice/any subsequent replacement national standards be attached to the decision notice.

This has been conditioned accordingly and seeks to promote sustainable development, whilst managing the risk of flooding pursuant to policies EN8 and EN14 of the Core Strategy.

Other matters – no elevational alterations proposed.

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 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 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-12941778', stamped as received by the City Council as Local Planning Authority on the 3rd April 2024.

-‘Proposed Floor Plans’, numbered ‘PL02 P2’, stamped as received by the City Council as Local Planning Authority on the 1st May 2024.

-‘Existing and Proposed Elevations’, numbered ‘PL03 P2’, stamped as received by the City Council as Local Planning Authority on the 1st 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 developments 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 developed is not adversely affected by the materials to be used in the construction of the developments, 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) No development shall commence until a Flood Risk Assessment in accordance with NPPG Standing Advice or any subsequent replacement national standards has been submitted to and approved in writing by the City Council as Local Planning Authority.

This shall include:

- Assessment of the estimated flood level for the site.

- If floor levels cannot be raised in line with Standing Advice, details of flood resistance and resilience measures to be implemented in accordance with Standing Advice.

Reason - To promote sustainable development and manage the risk of flooding. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, 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

Environmental Health
MCC Flood Risk Management

24 Norview Drive, Manchester, M20 5QF
64 Bankside Road, Manchester, M20 5GD
37 Bankside Road, Manchester, M20 5QE
35 Bankside Road, Manchester, M20 5QE
62 Bankside Road, Manchester, M20 5GD
58 Bankside Road, Manchester, M20 5GD
56 Bankside Road, Manchester, M20 5GD
26 Norview Drive, Manchester, M20 5QF
22 Norview Drive, Manchester, M20 5QF

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 45M
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Green Belt Land - Green Belt Area (LDF)
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA