MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139395/FH/2024
Date registered valid:	7 March 2024
Proposal:	Erection of single storey side and rear extension and installation of dormer window to provide additional living accommodation
Address:	4 Hoskins Close, Manchester, M12 4JX
Ward(s):	Longsight Ward
Applicant:	Mr Mushaf
Agent (if any):	Mohammed Nasar Ishfaq, JAAN Architects Ltd
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 April 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 March 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 20 March 2024 Expired: 12 April 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: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a pitched roof, first floor rendered, semi-detached dwellinghouse along a short cul-de-sac position. The application site is located along a residential housing estate configured around a series of cul-de-sacs and accessed from Kirkmanshulme Lane. The dwellinghouse is sited within a broadly rectangular plot of land with existing amenity space along the front, side, and rear elevations, including boundary treatment incorporating a gated access along the side elevation along the common shared boundary with no. 6 Hoskins Close. There is a distinctive pre-existing staggered arrangement between the application site and no. 6 Hoskins Close, and therefore as a consequence, the application dwellinghouse projects approximately 7 metres forward of the front building line of this immediate neighbouring property. The existing amenity space along the front, side and in-part along the rear elevation have been hard surfaced. There is an existing front porch, rear conservatory, and an outbuilding along the rear garden. Off-street parking is along the front and side elevation and bins are stored within curtilage behind boundary treatment. The surrounding area is residential in character, comprising of properties with a mix of semi-detached, flats and bungalows.

Description of development

The submitted proposes a single storey side and rear extension and installation of dormer window to provide additional living accommodation.

The submitted plan would also include an elevational alteration along the front roof plane of the existing dwellinghouse involving 1no. window; together with 1no. window along the gable elevation to serve the loft space.

Following negotiations, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans were subsequently submitted, (dated, 14/04/2024):

- Details have been provided regarding refuse managements, including the proposed storage location of wheeled bins.
- Clarification has been provided regarding the proposed dormer materials.

The proposed single storey side and rear extension element of the proposal would be sited along the common shared with no. 6 Hoskins Close, whilst being flush with the front building line of the host dwellinghouse and maintaining a proposed width of approximately 2500mm. It would then project along the common shared boundary approximately 12119mm, then project forward of the common shared with no. 2 Hoskins Close approximately 7692mm wide. The proposed maximum rearward projection would not exceed 4000mm. The extension would incorporate a combined lean-to pitched roof design and would incorporate windows along the front elevation, 1no. window along the side elevation, 3no. windows along the rear roof plane, together with 1no. window and bi-fold doors along the rear elevation. It is intended to use external facing materials to match the original dwellinghouse.

In terms of the proposed rear dormer roof extension, it would be set above eaves level and set below the existing roof ridge. It would also be centrally positioned along the rear roof plane and set-way from the boundaries
approximately 249mm and would measure approximately 5066mm wide 4109mm deep x 2748mm maximum height and would include windows and Juliet balcony along the rear elevation. In terms of external facing materials, it has been confirmed that the dormer would be clad in matching tiles (revised plans, dated 14/04/2024).

In addition, the submitted plan would also include an elevational alteration along the front roof plane of the existing dwellinghouse involving 1no. window; together with 1no. window along gable elevation to serve the loft space.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system `only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through `which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2024)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The plan was adopted by the Council on 20 March 2024 and will come into effect from 21 March 2024. The plan sets out the kind of development that takes place across the city-region. It maximises the use of brownfield land and urban spaces; protects green belt land from the risk of unplanned development; releases some sites for housing and employment in key locations; ensures we integrate all new developments into Greater Manchester's transport network. Otherwise, new roads and transport will support them. The Plan and its policies are now a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance.

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

4. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 (Residential Extensions) is considered relevant.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

- Chapter 2: Design

ISSUES

In this instance, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans were subsequently submitted, (dated, 14/04/2024).

Principle

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact and the planning system accommodates this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on residential and visual amenity.

Residential and visual amenity

Impact of works (single storey side and rear extension) - As previously mentioned, there is a distinctive pre-existing staggered arrangement between the application site and no. 6 Hoskins Close, and therefore the application dwellinghouse projects approximately 7 metres forward of the front building line of this immediate neighbouring property. Therefore, in light of the revised plans, (dated, 14/04/2024), and this pre-existing context with no. 6 Hoskins Close and the resultant contextual relationship along the boundaries, it is not considered that the proposal would adversely affect the street scene or neighbouring houses as there are not overbearing, overshadowing, or loss of privacy impacts; subject to planning conditions. Moreover; although the proposed rearward projection at approximately 4000mm would be approximately (350mm) in excess of the guidance set out in saved policy DC1.3 (a) regarding rearward extensions, it is not considered that this variance would warrant the refusal for planning permission as the proposed resultant context is not considered to be unduly overbearing given that the extension would be single storey and it would be significantly screened along the rear elevation. Therefore, for these reasons and on balance, and subject to planning conditions, the proposed extension is considered to be acceptable in terms of its impact on residential amenity.

Impact of works (elevational alteration along the front roof plane and gable elevation) - In terms of the proposed elevational alteration involving 1no. window along the front roof plane of the existing dwellinghouse, together with 1no. window along the gable elevation to serve the loft space; given the permitted development fallback position, it is not considered that this element would present any significant adverse impacts to residential or visual amenity, or the character of the property and is therefore acceptable.

Impact of works (rear roof dormer) - In light of the permitted development fallback position, and the revised plans (dated, 14/04/2024), it is not considered that the proposed rear roof

dormer would create an undue impact on the character of the property or general area in terms of visual amenity and is therefore acceptable. It is however recommended that the proposed dormer windows and conditioned requiring them to be fully obscurely glazed ; or, up to 1.7m above the internal floor level in the interest of privacy, given their elevated position and a materials condition is also recommended to ensure the use of matching materials to clad the dormer walls.

Impact of works (design and appearance) - In light of the revised plans, (dated, 14/04/2024), the proposed development is considered to be acceptable in design terms and it is intended to match materials with those of the existing building. However, a materials condition has been attached to ensure that materials are adhered to.

Impact of works (waste management) - It has been demonstrated through the revised plans, (dated, 14/04/2024) that wheeled bins would be stored in a timber frame bin store along the front garden; is considered to be acceptable; pursuant to policy DM1, EN19 of the Core Strategy and saved policy DC1 of the UDP.

Impact of works (car parking) - Off street car parking would still be maintained along the front driveway which is considered to be acceptable; pursuant to policy DM1, T2 of the Core Strategy and saved policy DC1 of the UDP.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development, (dated, 14/04/2024) responds positively to The National Planning Policy Framework (2021) chapters 8 and 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no neighbour comments or objections have been received in response to this application.

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

In this instance, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans were subsequently submitted, (dated, 14/04/2024). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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 this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 27 February 2024.

- Existing & Proposed PLANS AND ELEVATIONS INC. LOCATION PLAN, received by the City Council as the Local Planning Authority on 14 April 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans and submitted information; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the extension hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the submitted information and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Core Strategy (2012).

4) The rear dormer roof extension hereby approve shall be clad in matching tiles and as stated on the approved drawings: Existing & Proposed PLANS AND ELEVATIONS INC. LOCATION PLAN, received by the City Council as the Local Planning Authority on 14 April 2024.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order 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 stated on: Existing & Proposed PLANS AND ELEVATIONS INC. LOCATION PLAN, received by the City Council as the Local Planning Authority on 14 April 2024.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

6) Before first occupation of the development thereby approved, the proposed dormer window with Juliet balcony along the rear elevation and as shown on:
Existing & Proposed PLANS AND ELEVATIONS INC. LOCATION PLAN, received by the City Council as the Local Planning Authority on 14 April 2024, shall be obscurely glazed 1.7m above floor level 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 - In the interest of privacy and in accordance with saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policies SP1 and DM1 of the Core Strategy.

7) Before first occupation of the development thereby approved, the proposed window along the ground floor side elevation together with the proposed dormer window along the rear elevation, both to serve bathrooms and as shown on: Existing & Proposed PLANS AND

ELEVATIONS INC. LOCATION PLAN, received by the City Council as the Local Planning Authority on 14 April 2024, shall both be opaquely 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 - In the interests of privacy, pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

8) Wheeled bins shall be stored along the front driveway, in the specified location, and enclosed bin store and as shown on: Existing & Proposed PLANS AND ELEVATIONS INC. LOCATION PLAN, received by the City Council as the Local Planning Authority on 14 April 2024, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of residential and visual amenity; pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of the Core Strategy (2012).

9) 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) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 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 Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

2 Hoskins Close, Manchester, M12 4JX
9 Ellen Wilkinson Crescent, Manchester, M12 4JU
6 Hoskins Close, Manchester, M12 4JX
8 Hoskins Close, Manchester, M12 4JX
1 Hoskins Close, Manchester, M12 4JX

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA