

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139531/FH/2024
Date registered valid: 14 March 2024
Proposal: Erection of part two single, part two storey rear extension.
Address: 46 Assheton Road, Manchester, M40 1NL
Ward(s): Miles Platting & Newton Heath Ward

Applicant: Miss Katie Buckley
Agent (if any): Mr Dave Trudgeon - Conway Architectural Design
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9 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: 21 March 2024 Expired: 13 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

The application site relates to a two storey brick built semi-detached dwelling situated within the Miles Platting and Newton Heath Ward, Manchester. The property benefits from a bay fronted window along the front elevation with an area of hardstanding to the front and side of the property and a long rear garden. Furthermore, there is an existing single storey rear extension protruding from the original elevation, which is mirrored to the rear of the adjoining semi detached house. Boundary treatment is in the form of timber fencing for the shared and rear boundary treatment.

A single storey outbuilding has been erected at the end of the rear garden, this element has not been included in the application proposal therefore will not be considered as part of the assessment.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominately residential in nature with houses of similar character, scale and form. Two properties within the immediate vicinity afford two storey rear extensions, however these predate 2007, considered against now obsolete planning policy and guidance.

Description of development

The application seeks planning permission for the erection of a part single, part two storey rear extension to form additional living accommodation. This proposal is a resubmission of the previously refused scheme 136689/FH/2023, albeit with reduction to the first-floor rear projection along the shared boundary.

The proposed rear extensions would extend the full width of the host property. At ground floor the extension would measure 5.4m width x 4.4m depth (including the existing single storey rear extension) and would accommodate a lean to roof form 3.45m in maximum ridge height with 2.55m eaves. At first floor the extension would sit flush in width above and project between 0.862-2.1m to the rear, accommodating hipped roof forms set down from the host with original matching eaves level.

The proposal would create on the ground floor, an open plan kitchen/dining/living space. On the first floor the proposal would create one additional and one extended bedroom.

The proposal would involve the insertion of French rear doors along the ground floor and two first floor rear windows and one additional side facing window within the original side elevation.

Materials to be used throughout the proposal would include brickwork to match existing, roof tiles to match existing and Upvc windows to match existing.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

At the application site –

136689/FH/2023 – Erection of part single, part two storey rear extension to form additional living accommodation. Refused 14.08.2023, *Dismissed at Appeal*.

History of negotiations

No negotiations were entered into with the agent, given that the revised scheme was considered policy compliant and sufficiently addressed amenity concerns raised in the original planning application and appeal (ref: 136689/FH/2023).

Local Planning Policies

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.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management

EN1 – Design Principles and Strategic Character Areas

EN19 – Waste management

The relevant saved **UDP** policies for this application are:

DC1 – Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The proposed development is a part single storey, part two storey rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order 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.

Impact on visual amenity and the streetscene:

The proposal seeks permission for a part single storey, part two storey rear extension. The extensions would sit flush with the side elevations of the original dwelling, measuring 4.4m in projection at ground floor and between 0.862-2.1m at first floor. The height of the proposed extensions appropriately relate to the height parameters of the existing building, with the two storey element sufficiently set-down from the original ridge, achieving a subservient addition. The two storey extension would be designed with hipped roof forms considered sympathetic to the host property. It is considered that the proposed extensions respond well to the dimensions, design and siting of the neighbouring properties.

The additional side window is not considered to impact the visual amenity of the host property, given the existing fenestration present within this elevation.

It is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UPD policy DC1.

Overall, the proposed extensions are considered to be subservient to the existing property therefore, this proposal does not create any significant impacts in terms of visual amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Impact on residential amenity:

The revised scheme, showing a reduced projection of 0.862m at first floor along the rear boundary with No.44 Assheton Road, is now considered to address initial concerns relating to overdominance and overshadowing raised in the original application and appeal on this site. Given the orientation of the proposed extension due east of No.44, the revised first floor extension is now considered to maintain sufficient outlook and allow direct sunlight into the nearest neighbouring windows.

As such, the revised proposal is not considered to give rise to undue impacts upon the residential amenity of neighbouring occupants. The proposal is therefore considered compliant with policies DM1 of the Core Strategy saved UDP policy DC1.

Highways:

The proposal would not interfere with existing parking arrangements, therefore is considered acceptable in this instance.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP 1 and DM 1 of the Core Strategy.

Condition(s) to be attached to decision for approval

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 drawings

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed Ground Floor Plan', numbered '716-07B', stamped as received by the City Council as Local Planning Authority on the 14/03/2024.
- 'Proposed First Floor Plan', numbered '716-08C', stamped as received by the City Council as Local Planning Authority on the 14/03/2024.
- 'Proposed Roof Plan', numbered '716-09A', stamped as received by the City Council as Local Planning Authority on the 14/03/2024.
- 'Proposed Elevations', numbered '716-10A', stamped as received by the City Council as Local Planning Authority on the 14/03/2024.

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. Matching materials

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.

Appendix 1 – List of consultees & neighbours notified

37 Stansfield Street, Newton Heath, Manchester, M40 1NF
41 Stansfield Street, Newton Heath, Manchester, M40 1NF
39 Stansfield Street, Newton Heath, Manchester, M40 1NF
2 Assheton Crescent, Manchester, M40 1NN
50 Assheton Road, Manchester, M40 1NL
48 Assheton Road, Manchester, M40 1NL
44 Assheton Road, Manchester, M40 1NL
29 Assheton Road, Manchester, M40 1WL
31 Assheton Road, Manchester, M40 1WL

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA