

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139216/FH/2024

Date registered valid: 5 March 2024

Proposal: Erection of a single storey rear extension and conversion of garage to living accommodation, with associated elevational alterations to garage

Address: 16 Scenic Street, Manchester, M18 7FS

Ward(s): Longsight Ward

Applicant: Mr W Chaudhry

Agent (if any): Mr N Khan, NK Architectural

Case officer: Jake Walther
Tel: 0161 234 1421
Email: jake.walther@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: 29/04/2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29/04/2024

Standard consultations:

Printed: 14 March 2024 Expired: 6 April 2024

Neighbour notifications

Printed: 14 March 2024 Expired: 6 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 relates to a two-storey detached recently built class C3 dwellinghouse with red brick, white uPVC windows and doors, and grey concrete roof tiles. The property features hardstanding for off street vehicle parking to the side and a garden to the rear featuring a single garage.



Figure 1. Front view of the property.



Figure 2. Rear view / Development area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Scenic Street is a recently completed residential street located within the greyhound track redevelopment in Bell Vue, in the Longsight Ward of Manchester. The property is close to the A57 (Hyde Road), Bell Vue train station, Co-op Academy Bell Vue and Gorton Park. The area is predominantly residential in terms of its character, consisting of detached and semidetached two storey properties.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension and conversion of garage to living accommodation with associated elevation changes. The proposed rear extension will project 5645mm from the rear of the property and will span 6000mm up to the existing garage with a maximum height of 2450mm. The rear extension will have a flat roof, with brick to match existing, an aluminium bi-fold door and a grey flat roof.

The garage conversion and associated elevation alterations will consist of the removal of the existing garage door and replacement with a white uPVC window and infill bricks to match



Figure 3. Existing elevations.

existing. There are no proposed additional windows on the side or rear elevation of the existing garage.



Figure 4. Proposed Elevations.

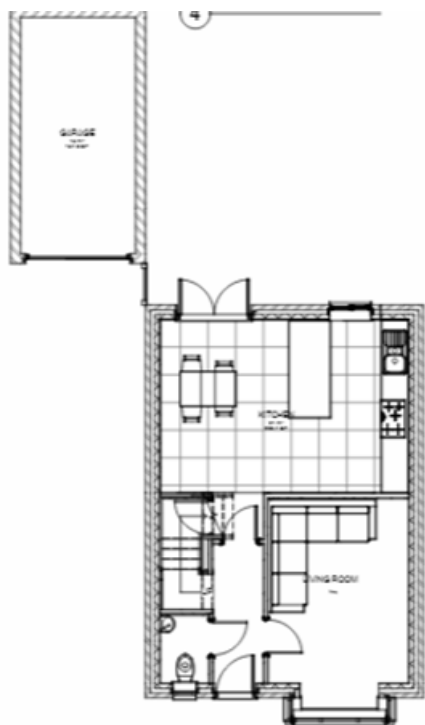


Figure 5. Existing Floorplans.

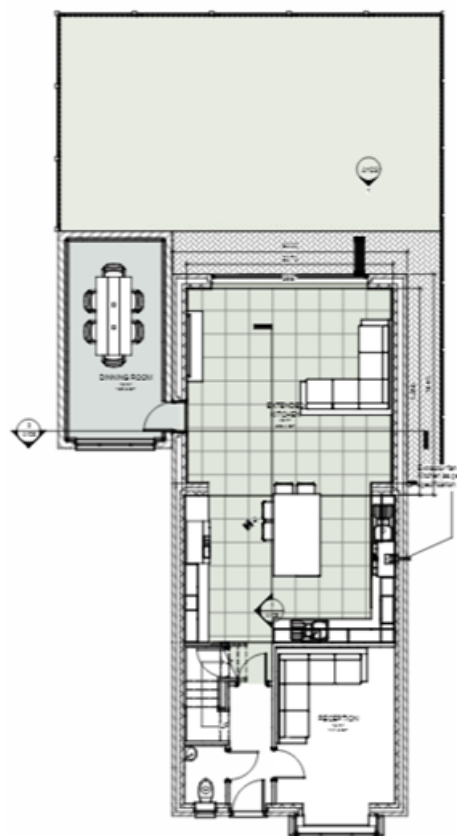


Figure 6. Proposed Floorplans.

Consultations & Notification Responses

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

Environmental Health, as per appendix 1 – Comments received regarding the ground contamination discharge application CDN/21/0143: Condition 4a (ground conditions) as the application property is required to have ground gas protection matters to CS2/Amber 1 standards. However, there is no record of the condition being discharged. As such a condition will be added to ensure that CDN/21/0143 is fully discharged before the commencement of development.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

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.

The following policies are relevant:

- S1- Sustainable development
- S2 – Carbon and energy
- S5 – Flood risk and the water environment

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

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 submitted application is for the erection of a single storey rear extension and garage conversion to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the

application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Regard has been had to the fact that this is a new development and permitted development rights were removed.

Sitting, scale and mass

The proposed rear extension would be one storey and sited to the rear of the property. The proposal would have a rear projection of 5645mm from the rear of the property and will span the 6000mm across the rear wall of the property extending up to the sidewall of the detached garage. The extension would have a flat roof with a total height of 2450mm. There is roughly a 900mm gap between the side of the proposed extensions and the boundary with 14 Scenic Street.

The proposed extension will project towards the southwest and with a flat roof and will only be 2450mm, as such it is not result in 'excessively large or bulky' additions to the property nor would it be visible from the street scene.

Although the proposed development is large in relation to the dwellinghouse, it will not take up more than 50% of the available outdoor amenity space and will not cause any overshadowing / loss of light issues for neighbouring properties, by virtue of the rear garage projection removing light and the limited height and distance to boundary.

Residential Amenity

Given that the proposed rear extension will have a maximum height of 2450mm with a flat roof design and no windows or doors on the side elevations, it is considered that the proposal should not cause an undue loss of light for any neighbouring residents, create privacy issues nor introduce an overbearing presence into the area.

The extension would not be visible from the public highway and therefore would not feature within the street scene, as such the characteristics of the area would be retained and the impact upon visual amenity is considered negligible. The elevation alterations will be visible from the highway, however significantly set back from the front of the property and using a white uPVC window to match the existing, as such it is not believed to cause negatively impact the street scene.

The elevation alterations to the existing garage will include one new window in place of the existing garage door. As the existing garage is set back significantly from the highway and because the neighbouring property has blank side elevations with no windows or doors it is not believed a window in this location will cause any privacy concerns for the residents or neighbours.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Design

The proposal is for a single storey rear extension with a flat roof featuring aluminium framed bi-fold glazed doors to the rear. The proposed materials are brickwork to match the existing dwellinghouse and neighbouring properties, with white uPVC windows on the elevation alterations to the existing garage. The rear extension will have flat roof with a black GRP composite material to appear similar to the existing black roof tiles.

The materials used and the overall design of the extension is what is generally expected of such a structure in this area, and it would not adversely impact upon the character of the area. It is

therefore considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Parking

Although the garage space will be lost to provide living accommodation, there is still space for car parking on the driveway in front of the house. As this is a single-family dwellinghouse, the driveway space is sufficient to not cause any additional strain on parking arrangements.

Waste Storage

The storage of refuse bins is not affected by the proposal.

Conclusion

Given the above issues, it is considered that the proposal for a single storey rear extension and elevation alterations to the existing garage is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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. Pre-commencement:

Prior to the commencement of development, appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

3. Specified plans:

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

- a) Location Plan, Site Plan – Received 09 Feb 2024 – Drawing number: A105.
- b) Proposed Elevations – Received 05 Mar 2024 – Drawing number: A103.
- c) Existing and Proposed ground floor plan – Received 09 Feb 2024 – Drawing number A100.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Specified materials:

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

5. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

85 Greyhound Avenue, Manchester, M18 7DQ

20 Scenic Street, Manchester, M18 7FS

18 Scenic Street, Manchester, M18 7FS

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

Historic Landfill Sites - (ANNIE LEIGH PLAYING FIELDS MOUNT ROAD) Landfill Site