

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139539/FH/2024
Date registered valid: 14 March 2024
Proposal: Erection of single storey rear extension.
Address: 90 Arnfield Road, Manchester, M20 4AR
Ward(s): Withington Ward

Applicant: Mr Sam Kane
Agent (if any): Mr Talat Zeria, HSH Engineering Design Service Ltd
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 7 May 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05 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

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 white render with a grey concrete tile hipped roof. The property features black uPVC windows, including two-storey bays to the front and rear, a front porch extension, a brick driveway bordered by a mid-level redbrick wall capped by black iron railings, a single-storey side and rear extension, and a detached outbuilding situated within the rear garden.



Figure 1. Front view.



Figure 2. Rear view.



Figure 3. Rear view.

Description of area

Arnfield Road is a residential street situated within the Withington ward of Manchester, close to Shaw Brook, St Paul's Church of England Primary School, and Withington Scout Hut. The area is predominantly residential in terms of its character, consisting of semi-detached residential properties, and benefits from its proximity to Withington centre.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension.

Planning history

114457/FH/2016 - Erection of single storey side extension and retention of front porch to provide additional living accommodation – **Approved** (05.01.2017).

115442/FH/2017 - Erection of a two-storey side and single storey rear extension to form additional living accommodation – **Approved** (26.04.2017).

130108/PDE/2021 - Prior notification of proposed larger home extension projecting 5m to the rear with a maximum height of 3m and a height at eaves of 2.5m – **TURNED AWAY** (19.05.2021).

Consultations & Notification Responses

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

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 \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk/places-for-everyone). 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.

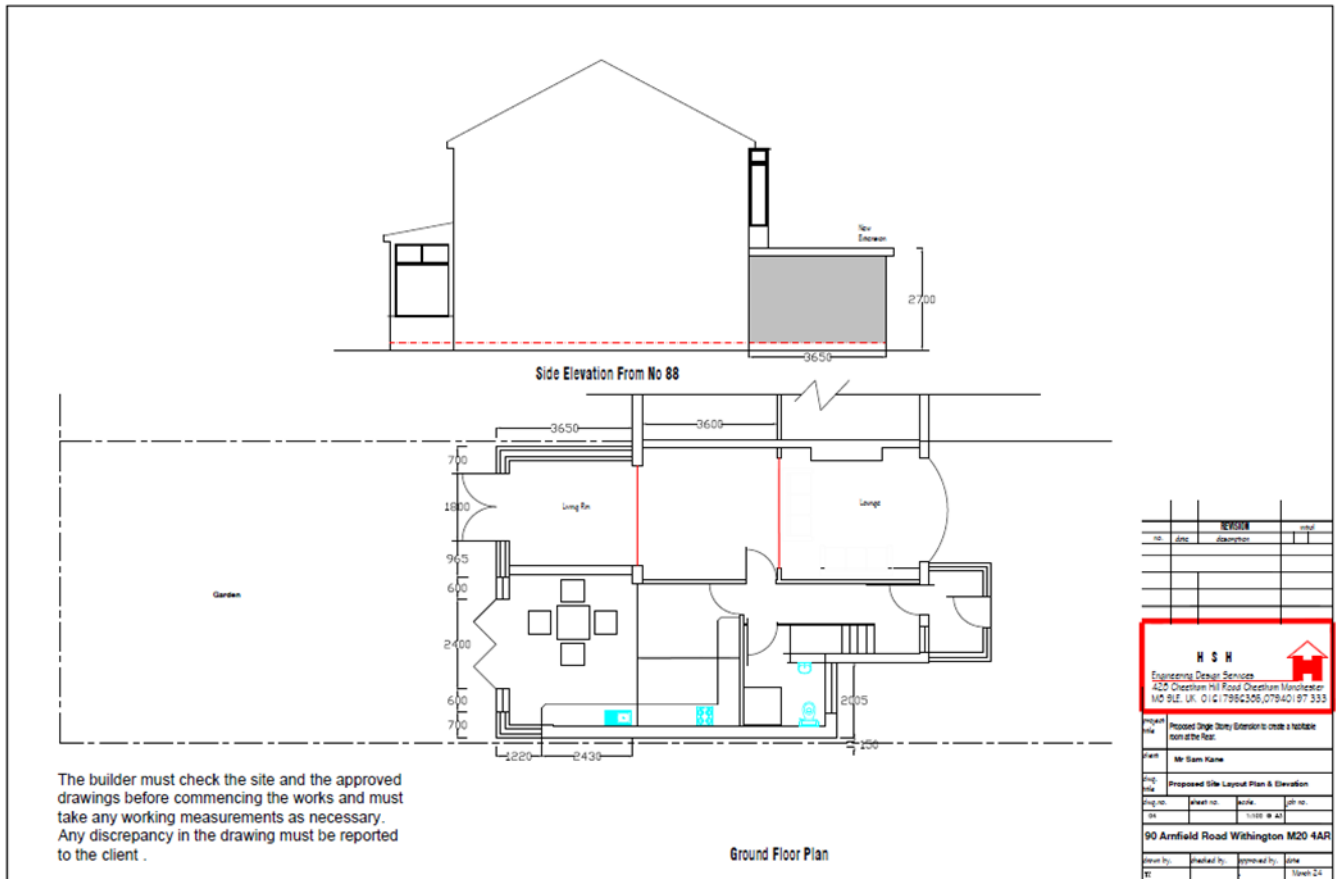


Figure 4. Submitted proposed plans and elevations.

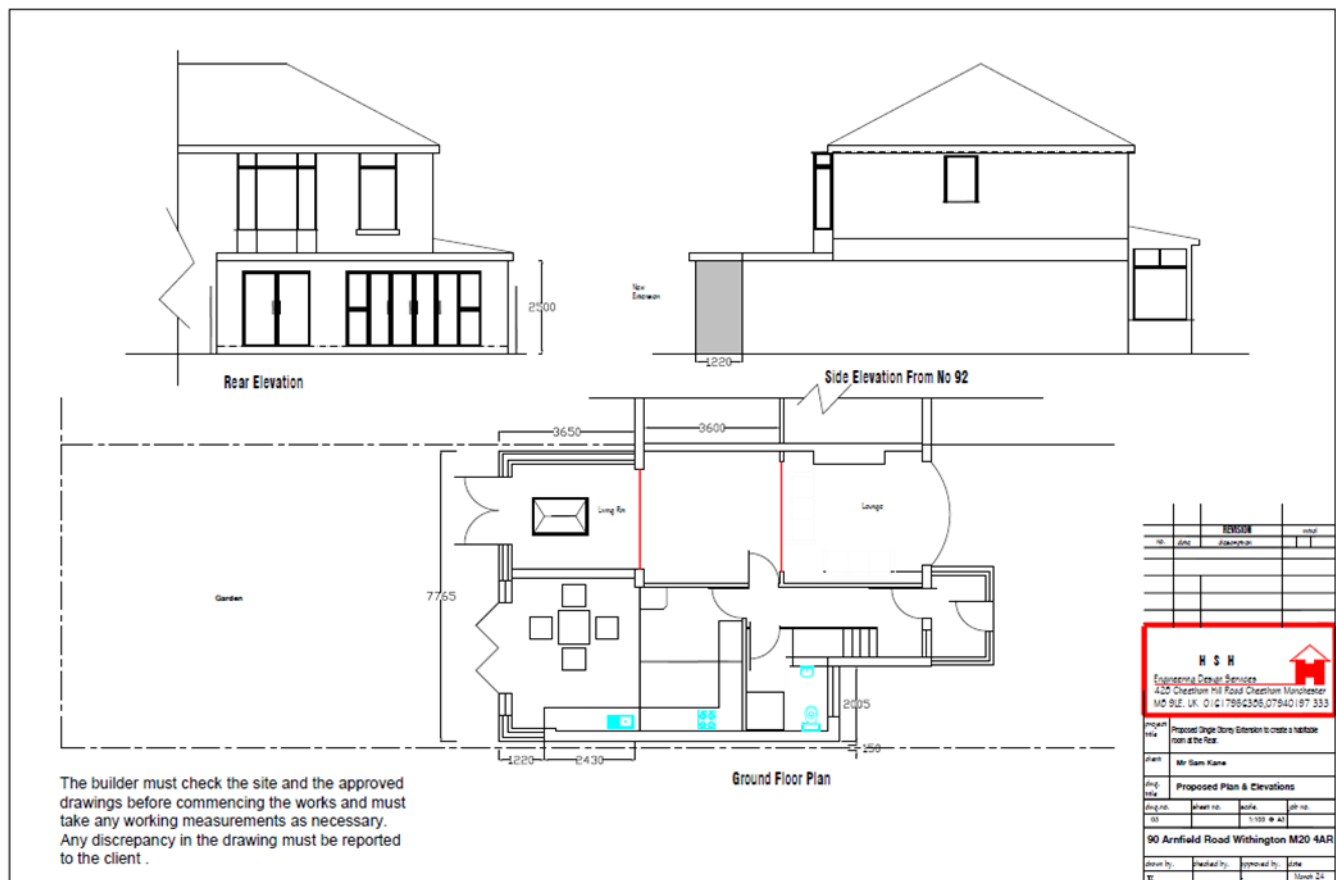


Figure 5. Submitted proposed plans and elevations.

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 rear extension 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 rear of the property, facing south, adjoining the existing single-storey side and rear extension, replacing the existing ground floor bay.

It would project 3.65m rearwards from the host dwellinghouse (1.22m from the existing extension), with a width of 7.765m, sideward projection of 2.005m, and flat roof height of 2.701m. A gap of 0.152m would be maintained to the boundary shared with No.88 Arnfield Road and a gap of 0.148m would be maintained to the boundary shared with No.92 Arnfield Road.

The 3.65m rearward projection of the extension does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable. The extension is considered to be subservient, in terms of its dimensions, to the host dwellinghouse, would allow for the retention of sufficient private outdoor amenity space and would not result in an 'excessively large or bulky' addition to the property.

The proposal is therefore considered to accord with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the extension would be built of white rendered blocks to match the existing in addition to uPVC windows and doors and a flat roof form. Its side elevations would be blank, whilst its rear elevation would feature a set of outward-opening doors and a set of bi-folding doors. Its flat roof form would feature 1no. flat skylight.

The proposal is considered to be relatively standard in terms of its design and scale for developments of this type as well as being in-keeping with the overall precedent of residential extensions in this locale. Sited at the rear of the property, the extension would not be visible within the street scene or public realm. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring the proposal does not form a prominent visual feature.

The design and appearance of the proposed extension therefore accords with Core Strategy policies DM1 and SP1 and 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 flat roof height of 2.701m, and with subservient dimensions to the host dwellinghouse, it is

understood 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 side elevations would not feature any windows, ensuring that the privacy of neighbouring occupants is not compromised as a result of the works.

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

The proposal is therefore considered to accord with policies DM1 and SP1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

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

Other matters – none.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and 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. 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) 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-12889095', stamped as received by the City Council as Local Planning Authority on the 14th March 2024.

-‘Proposed Plans & Elevations’, numbered ‘03’, stamped as received by the City Council as Local Planning Authority on the 14th March 2024.

-‘Proposed Site Layout Plan & Elevation’, numbered ‘04’, stamped as received by the City Council as Local Planning Authority on the 14th March 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) 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 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

37 Delaine Road, Manchester, M20 4QP
91 Arnfield Road, Manchester, M20 4AG
39 Delaine Road, Manchester, M20 4QP
88 Arnfield Road, Manchester, M20 4AR
89 Arnfield Road, Manchester, M20 4AG
92 Arnfield Road, Manchester, M20 4AR
93 Arnfield Road, Manchester, M20 4AG
87 Arnfield Road, Manchester, M20 4AG

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