MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139851/FH/2024
Date registered valid:	14 May 2024
Proposal:	Erection of a single storey extension to existing outbuilding to allow attachment to the main dwellinghouse with associated elevational alterations.
Address:	122 Hill Lane, Manchester, M9 6PW
Ward(s):	Higher Blackley Ward
Applicant:	Mr Paul Bleakley
Agent (if any):	
Case officer:	Robert Tyrer Tel: 0161 234 4068 Email: robert.tyrer@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	3 July 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 June 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 20 May 2024 Expired: 11 June 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

Application site relates to the rear of a large two storey semi-detached dwellinghouse located on Hill Lane opposite the junction with Stonemead Drive.

The property has no off road car parking.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission to erect a single storey extension to existing outbuilding to allow attachment to the main dwellinghouse with associated elevational alterations.

Consultations & Notification Responses

Publicity – Notification letters were sent to nearby residential properties (see appendix 1 for the list of properties).

Local residents/public opinion – One representation was received in support, and one was received objecting to the proposal.

The representation in support, raised that they had no concerns with the proposal and that they have found the applicants to be trustworthy and considerate towards the community.

The representation objecting to the proposal, raised concerns that the works had started prior to the applicants obtaining planning permission. The date of the plans (November 2023) indicates that the works were planned for some time.

The development has caused damage to the objectors' property with debris falling into the garden.

Concerned with the raising the height of the outbuilding by 400mm and the boundary wall creating an urbanised feel that results in a loss of light that will cause a claustrophobic feeling. The development is not in keeping with character of the property.

No details are shown regarding any proposed guttering.

Raised doubts that the space will remain incidental and states that the submission clearly shows that the space will be a continued living space that is connected to the main house via the extensions.

Issues

Planning History

There has been one previous planning application at this address:

Application Reference: 074844/FH/2005/N1
Proposal: Erection of a single storey side and rear extension
Status/Decision: Approved 11.04.2005

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development 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 Core Strategy policies for this application are as follows:

Policy SP1 - Spatial Principles

DM1 – Development Management 1

The relevant UDP policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

Places for Everyone Joint Development Plan – 2022 to 2039

On the 21st arch 2024, nine of the ten Greater Manchester Councils voted to adopt the Places for Everyone Joint Development Plan – 2022 to 2039 (PfEJDP); Manchester City Council is one of the Council's that has voted to adopt the plan. The PfEJDP has superseded parts of some of the policies contained within the Council's Core Strategy.

The relevant PfEJDP policy is as follows:

Policy JP-Strat1: Core Growth Area

National Policy

National Planning Policy Framework (NPPF) - 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 Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

In this case, the proposed single storey extension to existing outbuilding to allow attachment to the main dwellinghouse with associated elevational alterations are considered to be acceptable and in accordance with policies DM1 and SP1 of the Core Strategy, saved policy DC1 of the Manchester UDP and NPPF.

Residential and Visual Amenity

The proposal is retrospective as the works have already commenced, at the time of the site visit they had been paused awaiting the outcome of this application.

The proposal would replace a previous glazed screen and flat roof with a continuation of the pitched roof of the outbuilding and brick built wall and additional glazing. The works themselves a relatively minor changes to the property (an area of 2sqm). As previously the outbuilding would join the extension granted under application reference: 074844/FH/2005/N1.

The previous outbuilding had a maximum height of 3.289 metres to the top of the ridge, whilst the original roof has been replaced and re-roofed it would be no higher than the original height. The area which has a flat roof would be increased to the same height as the original outbuilding. The eaves height would remain 2.4 metres.

Concerns have been raised that the increase in height would result in a loss of light resulting in a claustrophobic conditions on the neighbouring property however, given that the majority of the structure is in existence and that the proposal seeks to add a minor addition to the property it is unlikely that the addition and continuation of a dual pitched roof would contribute significantly to a loss of light or any overbearing impact on the neighbouring property. In addition, there is a significantly tall mature tree which sit approximately adjacent to where the proposal is, thus the tree would have greater impact on existing light and shadowing that the proposal would ever have.

Overall, it is considered that the proposal would not result in an overly dominate structure that fails to be subservient to the original dwellinghouse. A condition has been attached requiring that the materials match that of the dwellinghouse to ensure that the proposal blends in with the existing structures and buildings. The proposal would therefore comply with both DM1 of the Core Strategy and saved policy DC1 of the UDP.





Other Matters

The proposal is shown to be solely within the curtilage of the property, any debris that have landed in the neighbouring property as a result of the works would be a civil legal and not a planning matter.

Waste Management and Car Parking

Car parking and refuse storage are not be affected by the development

The proposal is considered to be acceptable and in accordance with DM1 and saved policy DC1 in respect of car parking and adequate refuse storage.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

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

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

HC=23490-(60)-01 Revision A

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

2) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building 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

139 Hill Lane, Manchester, M9 6PW
124 Hill Lane, Manchester, M9 6PW
141 Hill Lane, Manchester, M9 6PW
137 Hill Lane, Manchester, M9 6PW
120 Hill Lane, Manchester, M9 6PW
31 Rathbourne Avenue, Manchester, M9 6PN
27 Rathbourne Avenue, Manchester, M9 6PN
29 Rathbourne Avenue, Manchester, M9 6PN

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
Area Team Boundary - Name: NORTH AREA