Planning

Growth & Development

Delegated officer report for planning application

Application no.	139298/FH/2024
Date registered valid:	26 February 2024
Proposal:	Erection of single storey side and rear extension.
Address:	274 Manley Road, Manchester, M21 0RF
Ward(s):	Chorlton Ward
Applicant:	Mr Muhammad Usman
Agent (if any):	
Case officer:	Jake Walther Tel: 0161 234 1625 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**14/06/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24/05/2024

Standard consultations:
Printed: 22 May 2024 Expired: 13 June 2024

Neighbour notifications
Printed: 22 May 2024 Expired: 13 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
The property that is the subject of this householder application is a brick built 2-storey semidetached dwellinghouse with a single storey timber lean to on the common boundary with number 276 Manley Road. There is off road parking provision for more than one vehicle. It has garden area to the front and rear of the property. At some point there has been a porch constructed to the front of the property and a single storey extension to the rear. The garden to the rear is laid mainly to lawn and the boundary treatments comprise of concrete post and timber panel fencing. The neighbouring property at number 276 has a single storey wrap around extension down the side and rear.



Figure 2. Front view of property.



Figure 1. Rear view / Proposal area.

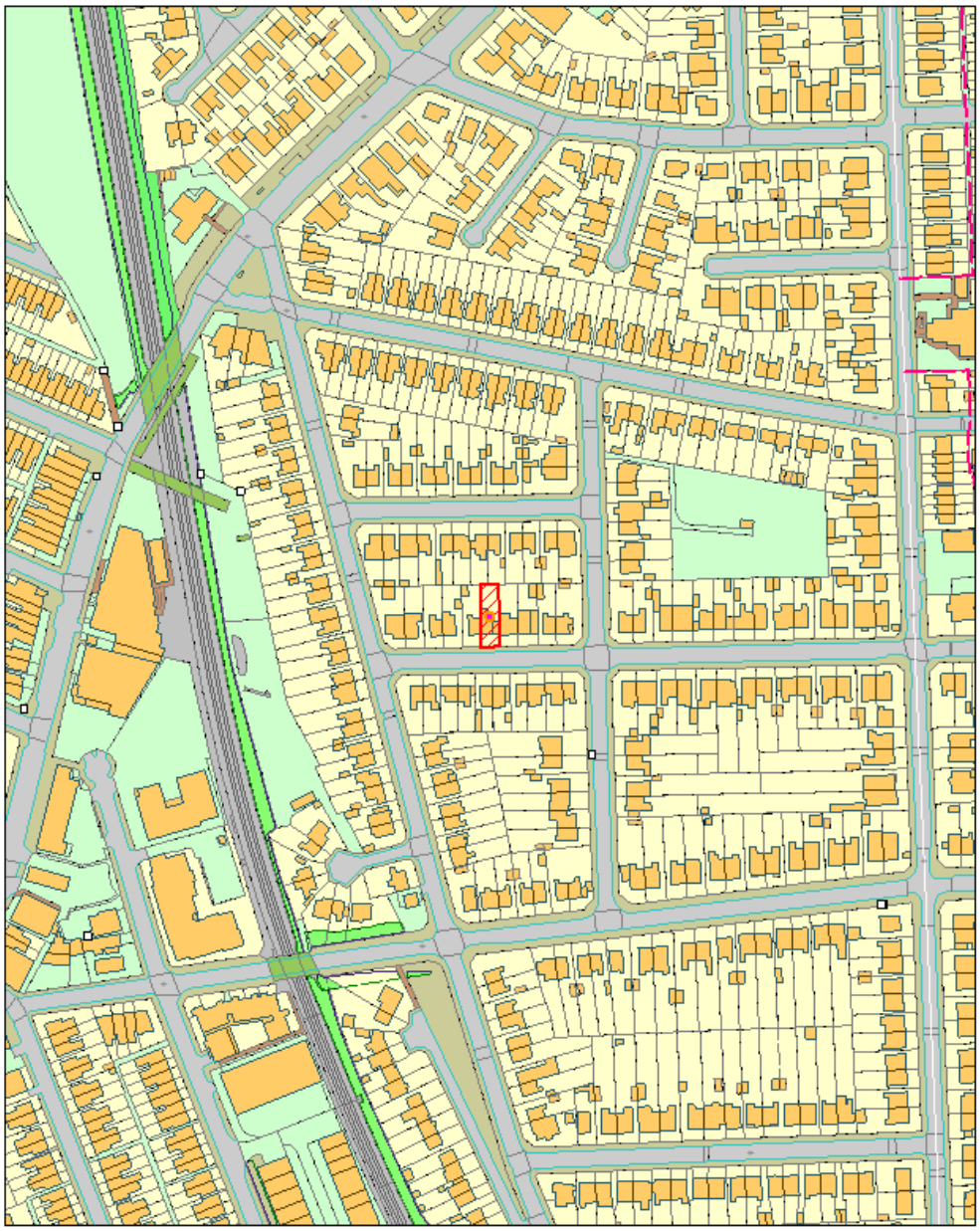
Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with the neighbouring properties comprising of either traditional 2 storey dwellinghouses interspersed with more modern properties and some low-level flat developments. The houses that come off the spur roads are terraced in nature and are more of a Victorian age. The property is in close proximity to the shops and restaurants in Chorlton district centre on Manchester Road.

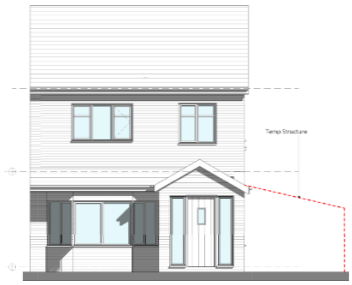


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Description of development

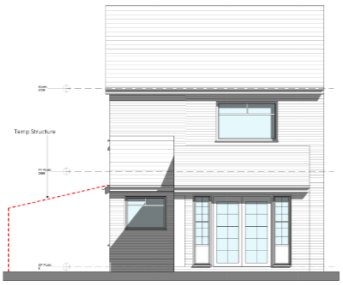
The proposal is for the erection of a single storey side and rear extension to form additional living accommodation. The proposed extension would project 4150mm to the rear and 3000mm to the side, it would have a lean-to roof with 1no. new glazed door added to the front elevation and 1no. large bifold glazed door and 1no. window to the rear elevation.



Existing Front Elevation
1 : 50



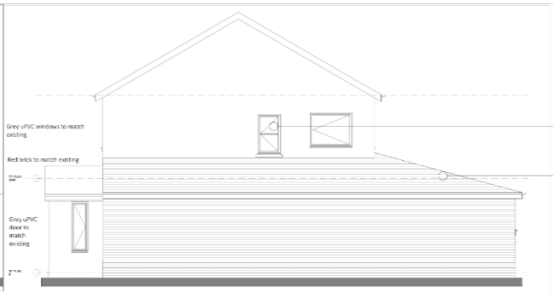
Existing Side Elevation 1.
1 : 50



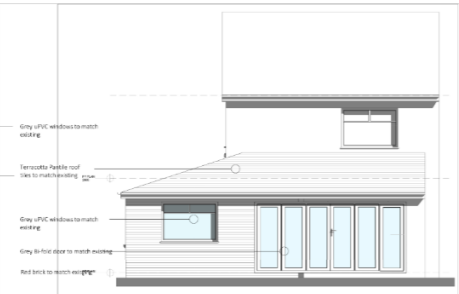
Existing Rear Elevation
1 : 50



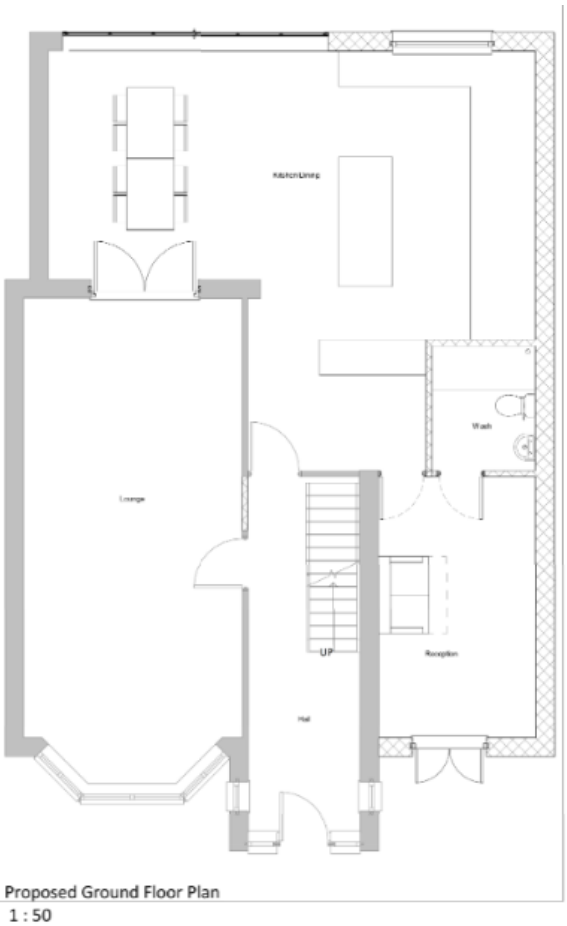
Proposed Front Elevation
1 : 50



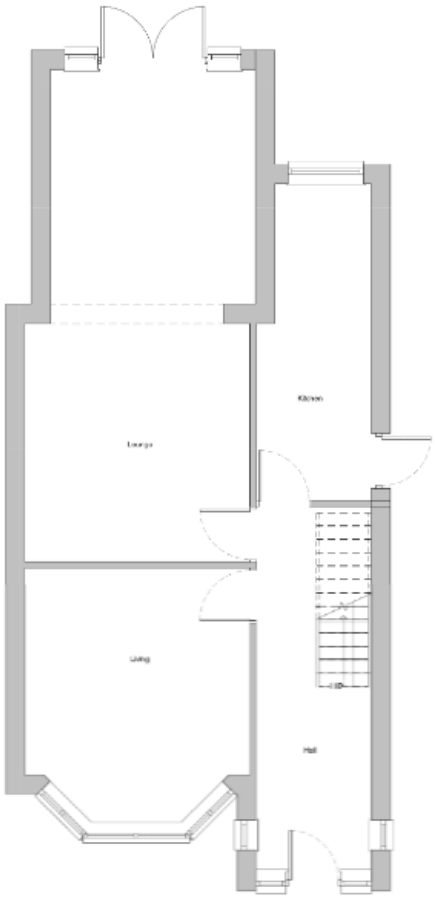
Proposed Side Elevation 1
1 : 50



Proposed Rear Elevation
1 : 50



Proposed Ground Floor Plan
1 : 50



Existing Ground Floor Plan
1 : 50

History
136691/FH/2023 – Approved 02/11/2023 - Erection of a 2-storey side extension and a part single/part 2-storey rear extension to form additional living accommodation.

Consultations & Notification Responses
As per appendix 1, neighbours of surrounding properties were consulted. No comments or objections were made in relation to this application.

MCC Flood Risk Management - The submitted FRA can be approved with no further comment.

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 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 principle of erecting a single storey side and rear extension in order 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.

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.

Sitting, Scale and Mass
The rear element of the proposed extension will project out by 4150mm and will span 8900mm across the rear of the property up to the boundary with 272 Manley Road, leaving a gap of 400 to the boundary with the adjoining 272 Manley Road, it will feature glazed doors and windows on the rear elevation. The side extension will project out by 3000mm from the side of the dwellinghouse and will feature a new set of glazed doors at the front of the property. The roof will be lean-to with a hipped corner where the side and rear extension adjoin.

Although the proposed extension is reasonably large in terms of its ground floor footprint, it will not project any further to the rear than the existing rear extension and is still subservient to the existing dwellinghouse. In addition, there is a precedent for single storey side and rear extension of this scale in the surrounding area, such as at 284 Manley Road and 258 Manley Road.

It is considered that scale and mass of the proposal is satisfactory as it would not result in 'excessively large or bulky' additions to the property. The proposal therefore is considered to accord with the principles for residential extensions set out in the carried forward policies DC1 and DM1 of the UDP and EN1 of the Core Strategy.

Residential Amenity
The proposed extension will project back by 4150m with a height of 2450mm, it is considered that the proposal would not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. The proposed use of a lean-to / hipped roof helps to reduce the height of the extension near the boundary walls with the neighbouring properties to ensure it would not have an overbearing impact upon the residential amenities of neighbours nor the character of the street scene.

The side elevations of the proposed addition are to remain blank, with only glazed windows and doors being added to the front and rear elevation at the ground floor level. As a result, it is not anticipated the proposed development will cause any additional privacy concerns for neighbours or residents at this property.

In addition, no objections have been received in response to the application, the proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Design/ Visual Amenity
The proposed single storey side and rear extension would feature a lean-to roof, the materials used would be brickwork, black roof tiles and uPVC windows and doors to match the existing dwellinghouse. The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

Waste Storage
The current waste storage arrangements would be unaffected by this proposal.

Parking
No change to parking arrangements would occur as a result of the proposal.

Conclusion
Given the above issues, it is considered that the proposed single storey side and rear extension is acceptable in terms of 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 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
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. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing - Location Plan - 19 Feb 2024 – Drawing number – B-2027-101
b. Drawing –Proposed Plans and Elevations 19 Feb 2024 – Drawing number - B-2027-102

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.

3. 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.

4. 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

MCC Flood Risk Management

272 Manley Road, Manchester, M21 0RF
14 Bryan Road, Manchester, M21 0RH
16 Bryan Road, Manchester, M21 0RH
276 Manley Road, Manchester, M21 0RF
255 Manley Road, Manchester, M21 0RE
253 Manley Road, Manchester, M21 0RE

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA