

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139185/FH/2024
Date registered valid: 15 February 2024
Proposal: Erection of single storey extension including elevational alterations.
Address: 283 St Marys Road, Manchester, M40 0BF
Ward(s): Moston Ward

Applicant: Mr Daniel Connolly
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: 15 April 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 March 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

283 St Mary's Road relates to a mid-terraced property in Moston. The property benefits from a paved amenity space area to the front, and deep narrow garden to the rear (approx. 40m) which features a detached garage across the rear boundary, with access provided through a shared private access road. The property affords an original three storey outrigger and later single storey rear addition with lean-to roof. Boundary treatment along the sides comprises original walling that steps down once, akin to internal and external floor level differences.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is predominantly residential in character, featuring terraced and semi-detached properties of varying character, scale and form. The application property is set within a terrace of similar period properties that abuts Broadhurst Park to the rear. Broadhurst Park Football ground is sited 200m due north.

Description of development

This application seeks permission to erect a single storey rear extension. The proposed extension would project 3.37-9.6m from the original rear elevations and measure 1.01-4.5m in width, enlarging the footprint of the existing rear outrigger. The extension would retain a separation distance of 960mm from the shared boundary with no.252, maintaining an external passage to the existing dining room. The extension would accommodate a gable roof, 4.63m in maximum ridge height and 3.55m in eaves height.

Proposed fenestration comprises 5 rooflights, bifold doors and apex window feature to the rear, alongside four windows to be inserted in the northern side elevation, featuring one small (WC), two high level and one standard window.

Proposed materials are grey roof tiles (to match existing) and grey stone effect brickwork. The rear elevations of the original property are proposed to be rendered off white.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

None

History of negotiations

The planning officer requested that the single storey extension material was amended to matching brickwork or render, in order to achieve a more sympathetic and cohesive design. As well as remove the proposed two additional windows in the side elevation facing no.285 to negate overlooking impacts. The agent stated the client wished to keep the grey brickwork and retain fenestration in this location.

As such, the officer requested submission of revised plans showing high-level windows and a section plan showing existing boundary treatment between the sites, in order to assess the degree of potential impact of this new fenestration. Revised plans were submitted 10.4.24 and considered acceptable on balance.

To address initial concerns relating to the proposed grey brickwork, the officer stated that a condition requiring a sample panel of brickwork and mortar should be applied. To assess the appropriateness of the material, prior to above ground works commencing, agreement was made with the agent 10.4.24.

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

SP1 – Spatial Principles
DM1 – Development Management 1
EN1 – Design Principles and Strategic Character Areas

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

DC1.1 - 1.6 – Residential Extensions

The relevant supplementary planning guidance documents for this application are:
The Guide to Development in Manchester SPD
Manchester Residential Quality Guidance March 2017

National Planning Policy Framework

The NPPF (Dec 2023) 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 principle of erecting a single storey 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. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed extension would be sited at the back of the property, facing west, enlarging the existing rear outrigger at ground floor level. It would project 3.37-9.6m from the rear elevations of the host dwellinghouse, as such, would not project beyond the rearmost wall of the existing outrigger. The overall width of the proposal would be 4.5m, with the development slightly inset from the southern boundary (no.281) and inset 960mm from the northern side boundary (no.285). The extension would accommodate a gable roof, 4.63m in maximum ridge height and 3.55m in eaves height.

Although the rearward projection of the proposal exceeds the limit stipulated in policy DC1 of the UDP (of 3.65m), the proposal's siting, scale and massing is considered acceptable given that similar dimensions of extensions that are evident on the adjoining properties within the immediate terrace. The footprint of the proposal is not considered to create a bulky or disproportionately scaled addition to the property with the proposed extension being understood as being subservient to the host dwellinghouse. Furthermore, given the siting to the rear the majority of the extension would not be visible within the street scene or public realm and, as such, the proposal should not cause significant visual harm to the character of the dwellinghouse and its surrounding area.

The existing rear elevation of the host property would be finished in an off-white render, this material is considered acceptable as it would not impact the character of the streetscene, given the location to the rear and similarity to existing examples found on the rear elevation of the immediate terrace.

The proposed extension would be designed with grey roof tiles to match the existing in addition to white uPVC windows and doors. The walls are proposed to be built of grey stone effect brickwork, whilst initial concern was raised with regards to visual amenity, a planning condition will be imposed which requires a sample panel of brickwork and mortar to be made available to the LPA, in order to assess its quality and appropriateness in this context before any above ground works are commenced.

The proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Impact on residential amenity:

Given that the extension would be single storey and would not exceed the rear building line of existing neighbouring extensions on adjoining properties no.s 281 and 285, it is considered 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, the revised fenestration (high level windows adjacent to lower boundary walling) proposed in the northern side elevation facing no.285 should ensure that the privacy of neighbouring occupiers is not infringed upon.

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.

Waste storage:

The proposed extension would not interfere with existing waste storage provisions on site, which are sited to the rear away from the street scene, thus avoiding causing substantial harm to the visual amenity of the area.

Highways:

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

Other matters:

All material planning considerations have been addressed.

Conclusion:

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon visual and 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core

Strategy Development Plan and other material considerations. In this instance negotiations took place with regards to the proposed fenestration and materials. Amended plans were submitted showing revised fenestration and the application has been determined with the attachment of appropriate conditions.

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 plans

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

- 'Proposed Elevations numbered '795-08D', stamped as received by the City Council as Local Planning Authority on the 10 April 2024.
- 'Proposed Ground Floor Plan, numbered '795-06B', stamped as received by the City Council as Local Planning Authority on the 5 February 2024.
- 'Proposed Roof Plan, numbered '795-07A ', stamped as received by the City Council as Local Planning Authority on the 5 February 2024.

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.

3. Obscure glazing

Before first occupation, the ground floor side window, to serve the WC, as shown on the approved 'Proposed Elevations, numbered 795-08D', stamped as received by the City Council as Local Planning Authority on 10 April 2024, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4. PD - No insertion of windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

5. Sample brickwork panel

Notwithstanding the materials annotated on the submitted plans, prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as

local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

285 St Mary's Road, Manchester, M40 0BF
281 St Mary's Road, Manchester, M40 0BF
276 St Mary's Road, Manchester, M40 0BD
274 St Mary's Road, Manchester, M40 0BD

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA