

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139594/FH/2024

Date registered valid: 22 March 2024

Proposal: Enlargement of existing patio and steps to accommodate the lower ground floor extension to the rear, blocking up the rear utility doorway and removal of external staircase to allow new external steps to the lower ground floor

Address: 100 Clyde Road, Manchester, M20 2JN

Ward(s): Didsbury West Ward

Applicant: Ms Natalie Bolton

Agent (if any): Mrs Magdalena Haener, Pride Road Manchester South

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 May 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 April 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 5 April 2024 Expired: 26 April 2024

Site notice: Posted: 12 April 2024 Expired: 3 May 2024

Press advert: Published: 9 April 2024 Expired: 23 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 villa property of redbrick with a grey slate dual pitch roof. The property features grey-painted timber-framed windows, including a two-storey bay to the front, a front porch canopy, a paved front driveway bordered by a mid-level stone brick wall, two single storey rear outriggers, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Front view.



Figure 2. Rear view.



Figure 3. Rear amenity space.

Description of area

Clyde Road is a residential street situated within the Didsbury West ward of Manchester, close to the River Mersey, Merseybank Playing Fields, and Marie Louise Gardens. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

It should also be noted that the application site is situated within the Albert Park Conservation Area, which was first designated in 1988. The Albert Park Conservation Area is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches. The conservation area was designated in March 1988 and the boundaries are Barlow Moor Road to the south, Withington Hospital and Government buildings to the west, the disused Midland railway line to the north and Palatine Road to the east, the latter being a common boundary with the Blackburn Park Conservation Area.

Development control in Albert Park is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities. Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings.

Description of development

The applicant is seeking permission for the enlargement of existing patio and steps to accommodate the lower ground floor extension to the rear, blocking up the rear utility doorway and removal of external staircase to allow new external steps to the lower ground floor.

Planning history

138225/FH/2023 - Part retrospective installation of front steps to ground and basement floor and steps to rear basement and ground floor, together with associated elevational alterations – **APPROVED** (15.11.2023).

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
- Policy DC18 – Conservation Areas

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 EN3 – Heritage

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

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://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.

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage

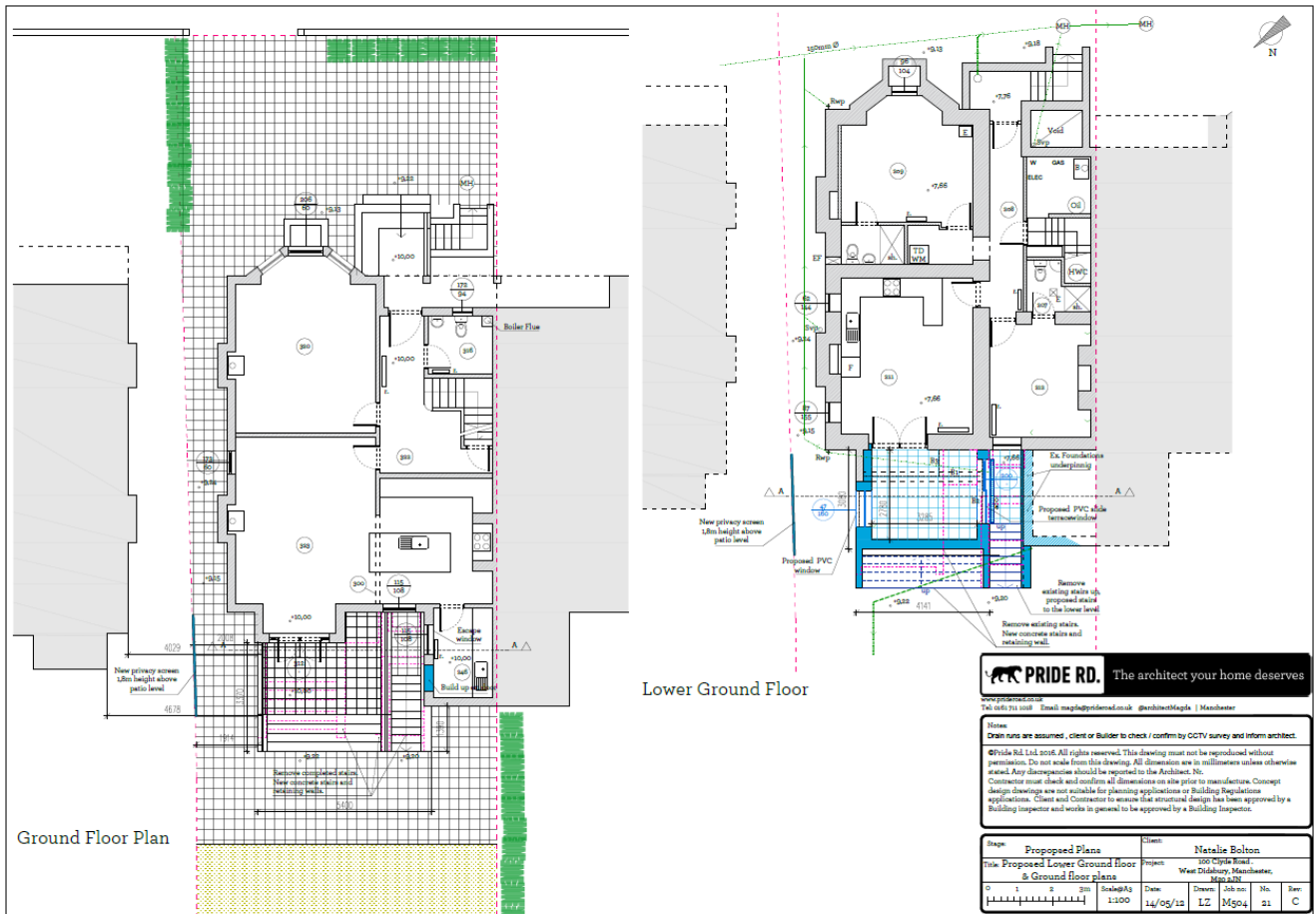


Figure 4. Submitted proposed plans.



Figure 5. Submitted proposed elevations and section.

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 enlarging an existing patio and steps to accommodate a lower ground floor extension to the rear together with elevational alterations 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, the Albert Park conservation area, residential amenity, waste storage and parking.

Siting, scale, and massing – the lower ground floor extension would be sited at the rear of the property, facing northwest. It would project 3.08m rearwards from the host dwellinghouse, with a width of 4.141m, and depth below ground level of 1.49m.

The patio extension would also be sited at the rear of the property, facing northwest. It would project 3.37m rearwards from the host dwellinghouse, with a width of 5.4m, and height from ground level of 0.85m. It would feature a glazed balustrade to its northeast and southwest edges, which would measure to 1.1m in height (2.168m from ground level) and would maintain a gap of 2.008m to the boundary shared with No.98 Clyde Road.

A privacy screen measuring to 1.8m in height (from the floor level of the proposed patio) would be featured along the shared boundary with No.98 Clyde Road to safeguard their residential amenity.

Overall, the siting, scale, and massing of the proposal is deemed acceptable. This is on the basis that the developments would read as subservient additions to the property, in terms of their dimensions, and would not result in 'excessively large or bulky' additions.

The proposal is therefore considered to accord with policy DC1 of the UDP, and policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the lower ground floor extension would be built of brickwork, grey uPVC windows and grey uPVC doors to match the existing. Its rear elevation would be blank, capped by the patio steps, whilst its northeast side elevation would feature one window and its southwest side elevation would feature a set of sliding doors, leading onto a set of steps which would facilitate access into the rear garden.

The patio extension would be built of paving slabs to match the existing, with new concrete steps leading into the rear garden, and glazed balustrades lining its northeast and southwest edges.

The privacy screen would be a simple timber construction to match the existing fencing arrangements.

The proposal is relatively standard in terms of its scale and design and would be in-keeping with the existing precedent of residential extensions in this area. Sited at the rear of the property, the developments would not be visible within the street scene or public realm. Moreover, their use of matching materials should ensure that they do not form a prominent visual feature. The overall character of the property and its surrounding area would therefore not be significantly harmed by these works.

The design and appearance of 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 upon the Albert Park conservation area – the proposal would be sited at the back of the property and would utilise matching and sympathetic materials to those already featured on the host dwellinghouse, which would provide a blended appearance with the existing property, minimising the degree of harm caused to the visual amenity of the area and the character of the Albert Park conservation area.

The proposal is therefore considered to accord with paragraph 208 of the NPPF, which stipulates “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”, as well as policy DC18 of the UDP, policy EN3 of the Core Strategy and policy JP-P2 of Places for Everyone.

The proposal would provide benefits in the form of improved and enlarged living accommodation for the property’s occupiers, which would outweigh any potential harm caused to the Albert Park conservation as a result of the works.

Residential amenity – given the subservient dimensions of the lower ground floor extension, combined with its siting below ground floor level, away from the plot’s shared boundaries, 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.

Due to its siting and elevated height, the patio extension would have the potential to give rise to issues associated with overlooking and loss of privacy, however the inclusion of a 1.8m-high (from the patio’s floor level) privacy screen along the shared boundary should mitigate these concerns. This has been conditioned accordingly.

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

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 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 – the proposal includes the following elevational alterations:

- Northeast-facing ground floor door blocked up with brickwork to match the existing to facilitate the new steps leading out of the lower ground floor extension.

This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, the Albert Park conservation area, residential amenity, waste storage and parking as it broadly complies with policies DC1 and DC18 of the UDP, policies DM1, SP1, EN1, EN3 and EN19 of the Core Strategy, chapter 12 of the NPPF and policies JP-P1 and JP-P2 of Places for Everyone.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 labelled:

- 'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-12900185', stamped as received by the City Council as Local Planning Authority on the 22nd March 2024.

-‘Proposed Plans. Proposed Elevations & Section A-A’, numbered ‘M504 22 REV C’, stamped as received by the City Council as Local Planning Authority on the 14th May 2024.

-‘Proposed Plans. Proposed Lower Ground floor & Ground floor plans’, numbered ‘M504 21 REV C’, stamped as received by the City Council as Local Planning Authority on the 14th May 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 developments 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 developed is not adversely affected by the materials to be used in the construction of the development, 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) The proposed privacy screen shown on revised drawings ‘M504 22 REV C’ and ‘M504 21 REV C’ shall be implemented and be in place prior to the first use/occupation of the development(s) and shall be so maintained and retained at all times thereafter.

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

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

Flat 4, 75 Northern Grove, Manchester, M20 2JL
Flat 2, 75 Northern Grove, Manchester, M20 2JL
Flat 1, 102 Clyde Road, Manchester, M20 2JN
Flat 4, 102 Clyde Road, Manchester, M20 2JN
79 Northern Grove, Manchester, M20 2JL
98 Clyde Road, Manchester, M20 2JN
Flat 4, 91 Clyde Road, Manchester, M20 2WW
Flat 3, 73 Northern Grove, Manchester, M20 2JL
Flat 2, 73 Northern Grove, Manchester, M20 2JL
Flat 1, 73 Northern Grove, Manchester, M20 2JL
Flat 7, 102 Clyde Road, Manchester, M20 2JN
Flat 7, 93 Clyde Road, Manchester, M20 2WW
Flat 6, 93 Clyde Road, Manchester, M20 2WW
Flat 5, 93 Clyde Road, Manchester, M20 2WW
Flat 4, 93 Clyde Road, Manchester, M20 2WW
Flat 3, 93 Clyde Road, Manchester, M20 2WW
Flat 2, 93 Clyde Road, Manchester, M20 2WW
Flat 1, 93 Clyde Road, Manchester, M20 2WW
Flat 3, 91 Clyde Road, Manchester, M20 2WW
Flat 2, 91 Clyde Road, Manchester, M20 2WW
Flat 1, 91 Clyde Road, Manchester, M20 2WW
77 Northern Grove, Manchester, M20 2JL
Flat 3, 75 Northern Grove, Manchester, M20 2JL
Flat 1, 75 Northern Grove, Manchester, M20 2JL
Flat 2, 102 Clyde Road, Manchester, M20 2JN
Flat 6, 102 Clyde Road, Manchester, M20 2JN
Flat 5, 102 Clyde Road, Manchester, M20 2JN
Flat 3, 102 Clyde Road, Manchester, M20 2JN
89 Clyde Road, Manchester, M20 2WW

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
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA