

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139246/FH/2024

Date registered valid: 21 February 2024

Proposal: Erection of a part single/part two storey side and single storey rear extension following demolition of existing garage.

Address: 271 Mauldeth Road, Manchester, M19 1GF

Ward(s): Burnage Ward

Applicant: Horizon Properties Management Ltd

Agent (if any): Mr Subhan Saleem, Saleem Architects

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: 17 April 2024

Date of recommendation: Approval

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 March 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 29 February 2024 Expired: 21 March 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 site comprises a two storey brick built semi-detached property in the Burnage Ward area of Manchester. The original roof is hipped in design and reflects other similar properties within the immediate street scene. The property has been previously extended through a front porch and single storey side and rear extensions. There is hardstanding to the front used for off-street parking with private garden to the rear bound by timber fencing.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is characterised by residential properties of a similar character, scale and form. The adjacent neighbouring property No.269 has been previously extended through single storey rear and side extensions.

Description of development

The proposal seeks planning permission for the erection of a part single/part two storey side and single storey rear extension to form additional living accommodation.

The proposed side extension would project 2.8m from the original side elevation and run a length of 11.75m at ground floor level, creating a wraparound with the existing 3.5m lean-to single storey rear extension. The two storey side element would be set back 1m from the principal elevation, sit flush with the original rear elevation of the property and accommodate a hipped roof set down from the original ridge by 500mm. Two windows are proposed in the front and rear elevations only at ground and first floor.

Materials to be used for the proposal would match those of the host property.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

At the application site –

120765/FH/2018 – Erection of a single storey side extension. Refused 11.12.2018.
Implemented.

119046/FH/2018 – Erection of a single-storey rear extension and front porch. Approved 06.04.2018. *Implemented.*

At 269 Mauldeth Road –

100219/FH/2012/S2 – Erection of single storey rear extension to provide additional living accommodation. Approved 03.10.2012.

At 263 Mauldeth Road –

112586/FH/2016/S2 – Erection of a part single part two storey side extension and two storey rear extension to form additional living accommodation following demolition of existing extension.

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

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
EN1 – Design Principles and Strategic Character Areas

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

DC 1.1 - 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 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 proposal is for the erection of part single/part two storey side and single storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwelling house, it is

not considered that the proposed extensions would give rise to any significant additional waste or car parking pressures.

Impact on visual amenity and the streetscene:

The part-single / part-two storey side and rear extension, when read cumulatively with the existing rear extension would wrap around the host property's western and northern elevations.

The proposed extension would be setback from the principal elevation at first floor level and set down from the ridge with matching roof pitch, therefore would read as a sympathetic and subservient addition within the street scene. Similar to precedents in the street scene.

The extension would be built of brickwork, render (front elevation at first floor only), roof tiles, windows and doors to match the existing. 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. Sited to the side of the property, elements of the proposal would be visible within the street scene and public realm. However, the proposal's use of matching materials and matching roof forms should provide a blended appearance with the host dwellinghouse, 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.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Impact on residential amenity:

Given that the two storey side extension would feature subservient dimensions with an adequate 1m setback from the front of the property (as already set by precedent in the nearby vicinity) and would not extend further than the original rear elevation, it is considered that this element should not cause undue impacts upon the neighbouring occupants of No.269 in terms of overdominance. Given the siting and orientation of the proposal along the shared boundary to the east of this adjacent property, there may be some overshadowing impact considered in the early morning hours, this is acceptable on balance.

The proposed single storey wrap around element to the rear is not considered to give rise to any issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area, given the proposed scale and form.

No fenestration is proposed in the side elevation facing No.269, therefore it is considered that overlooking impacts are negated. A condition removing insertion of openings in the development will be applied to ensure privacy is maintained.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Highways:

Whilst the development would remove the existing garage to the side, the existing off-street parking arrangement to the site frontage would be retained, facilitating two cars, which is considered acceptable.

Other matters:

Bin storage provision would be unaffected by the proposal.

Conclusion:

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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 drawings

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed Floor Plans', numbered 'Sheet 3', stamped as received by the City Council as Local Planning Authority on the 12/2/2024.
- 'Proposed Elevations', numbered 'Sheet 6', stamped as received by the City Council as Local Planning Authority on the 12/2/2024.

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. Matching materials

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. PD – No insertion of openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 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

262 Mauldeth Road, Manchester, M19 1HN
266 Mauldeth Road, Manchester, M19 1GR
273 Mauldeth Road, Manchester, M19 1GF
264 Mauldeth Road, Manchester, M19 1HN
260 Mauldeth Road, Manchester, M19 1HN
269 Mauldeth Road, Manchester, M19 1GF
1 Glendale Avenue, Manchester, M19 1EH
258 Mauldeth Road, Manchester, M19 1HN

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