

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138574/FH/2023
Date registered valid: 16 November 2023
Proposal: Erection of single storey rear extension to form additional living accommodation
Address: 295 Barlow Road, Manchester, M19 3JF
Ward(s): Levenshulme Ward

Applicant: M Nauman
Agent (if any): Philip Holmes PHA Architects Ltd
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8 January 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 December 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 November 2023

Expired: 11 December 2023

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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

The application site is a new build, 2-storey semi-detached dwellinghouse (with roof space accommodation) - (circa 2014/2015) which is part of a development granted consent under planning permission: (reference no. 107336/FO/2014/N2). The site is located in a prominent corner plot position, at the junction of Barlow Road and Printworks Lane. There is existing amenity space along the front, side, and rear elevation; including perimeter boundary treatment - approximately 1.8 metres high along the rear boundary, whilst incorporating a timber gated access along the Printworks Lane elevation. The immediate area is mixed use in character; to the north-west of the application site are broadly commercial, warehouses and industrial units along Printworks Lane.

Site History

- o 133953/PDE/2022, Prior notification of proposed larger home extension projecting 4.5m to the rear with a maximum height of 4m and a height at eaves of 3m, TURNED AWAY 06/22, due to permitted development rights having been removed.

Description of development

Consent is sought for a single storey rear extension to form additional living accommodation.

Following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 20/12/23). The revised plan would comprise of:

- The initially proposed rearward projection at 4500mm would be reduced in depth. The revised proposed rearward projection would not exceed 3279mm.
- The initially proposed window within the rear elevation would be removed.
- The extension would incorporate 1no. window along the roof plane, facing Printworks Lane.

The revised proposal would be sited in proximity to the common shared boundary with no. 297 Barlow Road, whilst maintaining a small gap of approximately 150mm from this boundary. A separation distance of approximately 2694mm from the gable elevation of the original house would be retained. The proposed single storey rear extension would measure approximately 3279mm deep x 3649mm wide x 3559mm maximum height. It would comprise a pitched roof design, including 1no. window within the roof slope, together with French doors along the side elevation - both facing Printworks Lane. It is intended to match materials with those of the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

2. Environmental Health

Environmental Health officers recommend the following condition and informative for this application:

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of gas/vapour protection measures, in order to alleviate any possibility of gas/vapour ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development. Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 107336/FO/2014/N2. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason - The existing development has had remedial measures installed as part of Planning Permission 107336/FO/2014/N2. The current works shall not compromise the protection

afforded by these earlier measures, pursuant to policy EN18 of the Manchester Core Strategy (2012).

Characteristic Situation 2 ground gas measures and a hydrocarbon vapour protection membrane are required to protect all above ground structures. Installation of membrane(s) to be undertaken by competent persons. The applicant should also be aware that a clean soil cover system is in place in garden areas at the property and must be retained.

INFORMATIVE:

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Technical guidance relating to ground contamination can be found at MCC's Information for Developers webpage.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

2. Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are 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.

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- o Chapter 2: Design

ISSUES

The initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 20/12/23).

Principle

The principle of extending one's home is acceptable and the planning system accommodates this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on residential and visual amenity.

Residential and Visual Amenity

Impact of works (single storey rear extension) - In light of the revised plans, (dated, 20/12/23), it is considered that the revised proposal would reduce the potential for any significant impacts to residential amenity from massing, scale and visual intrusion. Furthermore, that the proposed development would maintain a separation distance that is unlikely to give rise to any loss of privacy or overlooking; in particular, to the occupiers of nos. 2 and 4 Printworks Lane. Moreover, the revised proposed rearward projection at approximately 3279mm is within the guidance of the City Councils saved policy DC1.3 (a) regarding rearward extensions, and therefore on balance, and subject to planning conditions, it is considered that

the revised proposal could be accommodate in this location in this instance as there are no overbearing, overshadowing, or loss of privacy impacts.

Impact of works (Design and appearance) - In design terms, it is not considered that the revised proposal would unduly harm the character of the building or the general area as it is intended to match materials with that of the existing dwellinghouse. However, a materials condition has been attached to ensure that the materials are adhered to.

Impact of works (Car Parking) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (2021) chapters 8 and 12; policies DM1, EN1, of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no local residents comments or objections have been received in response to this application.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 20/12/23). The local planning authority had no other issues to raise with the agent but has attached appropriate conditions to the approval.

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 this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as Local Planning Authority on 16 November 2023.
- o Block Plan and Location Plan with application site edged in red, Drawing Number F01/BA/04, received by the City Council as the Local Planning Authority on 16 November 2023.
- o Proposed Floor Plans and Elevations, Drawing Number F01/BA/02, Rev C, received by the City Council as the Local Planning Authority on 20 December 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of The Manchester Core Strategy Development Plan Document (2012).

3) The materials used to construct the external elevations of the extension hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing, and as stated on the submitted information and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995), and policy DM1 of The Manchester Core Strategy Development Plan Document (2012).

4) a) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of gas/vapour protection measures, in order to alleviate any possibility of gas/vapour ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 107336/FO/2014/N2.

b) Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason - The existing development has had remedial measures installed as part of Planning Permission 107336/FO/2014/N2. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to policies EN18, DM1 of the Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan for the City Manchester (1995).

5) 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 windows or doors shall be inserted into the elevations of the development hereby approved other than those stated on: Proposed Floor Plans and Elevations, Drawing Number F01/BA/02, Rev C, received by the City Council as the Local Planning Authority on 20 December 2023.

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995), and policy DM1 of The Manchester Core Strategy Development Plan Document (2012).

6) 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 exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and 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 policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informative

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Technical guidance relating to ground contamination can be found at

MCC's Information for Developers webpage:

https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Finfo%2F500207%2Fplanning_and_regeneration%2F1962%2Fadditional_planning_guidance%2F3&data=05%7C02%7CCharriet.aidoo%40manchester.gov.uk%7C378c15ddabc74e476a3d08dbf5b377fb%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638373923379616185%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=Jg7UTJ1vGZhoGwAlnR3iXX7gEEfsEVi4g2%2BjhEqyA14%3D&reserved=0

Appendix 1 – List of consultees & neighbours notified

2 Printworks Lane, Manchester, M19 3HS
297 Barlow Road, Manchester, M19 3JF
Flat 9, 293 Barlow Road, Manchester, M19 3HQ
Flat 13, 293 Barlow Road, Manchester, M19 3HQ
Flat 10, 293 Barlow Road, Manchester, M19 3HQ
Flat 12, 293 Barlow Road, Manchester, M19 3HQ
Flat 11, 293 Barlow Road, Manchester, M19 3HQ
Flat 5, 293 Barlow Road, Manchester, M19 3HQ
Flat 2, 293 Barlow Road, Manchester, M19 3HQ
Flat 1, 293 Barlow Road, Manchester, M19 3HQ
Flat 4, 293 Barlow Road, Manchester, M19 3HQ
Flat 6, 293 Barlow Road, Manchester, M19 3HQ
Flat 8, 293 Barlow Road, Manchester, M19 3HQ
Flat 3, 293 Barlow Road, Manchester, M19 3HQ
Flat 7, 293 Barlow Road, Manchester, M19 3HQ

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA