MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139630/FH/2024
Date registered valid:	26 March 2024
Proposal:	Erection of a single storey rear extension, and conversion of existing garage to living accommodation with associated elevational alterations
Address:	42 Caistor Close, Manchester, M16 8NW
Ward(s):	Whalley Range Ward
Applicant:	Mrs Aline Mohammad
Agent (if any):	Mr Lewis MacDonald Local Conservatory Specialists
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: 9 April 2024 Expired: 30 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced C3 dwellinghouse of redbrick with a red concrete tile dual pitch roof. The property features white uPVC windows, including a dormer to the front, a tarmac driveway and modest front garden (with no boundary treatment), an integrated garage, a single storey front outrigger, photovoltaic panels to its front-facing roof, and a spacious rear garden.



Figure 1. Front of property.



Figure 2. Rear view.



Figure 3. Rear amenity space.

Description of area

Caistor Close is a residential cul-de-sac situated within the Whalley Range ward of Manchester, close to Whalley Range Cricket & Lawn Tennis Club, Hough End Playing Fields, and Fallowfield cycling loop. 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.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension, and conversion of existing garage to living accommodation with associated elevational alterations.

Planning history

No previous planning history.

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

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 EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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'. The nine constituent local authorities have now adopted Places for Everyone. 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.

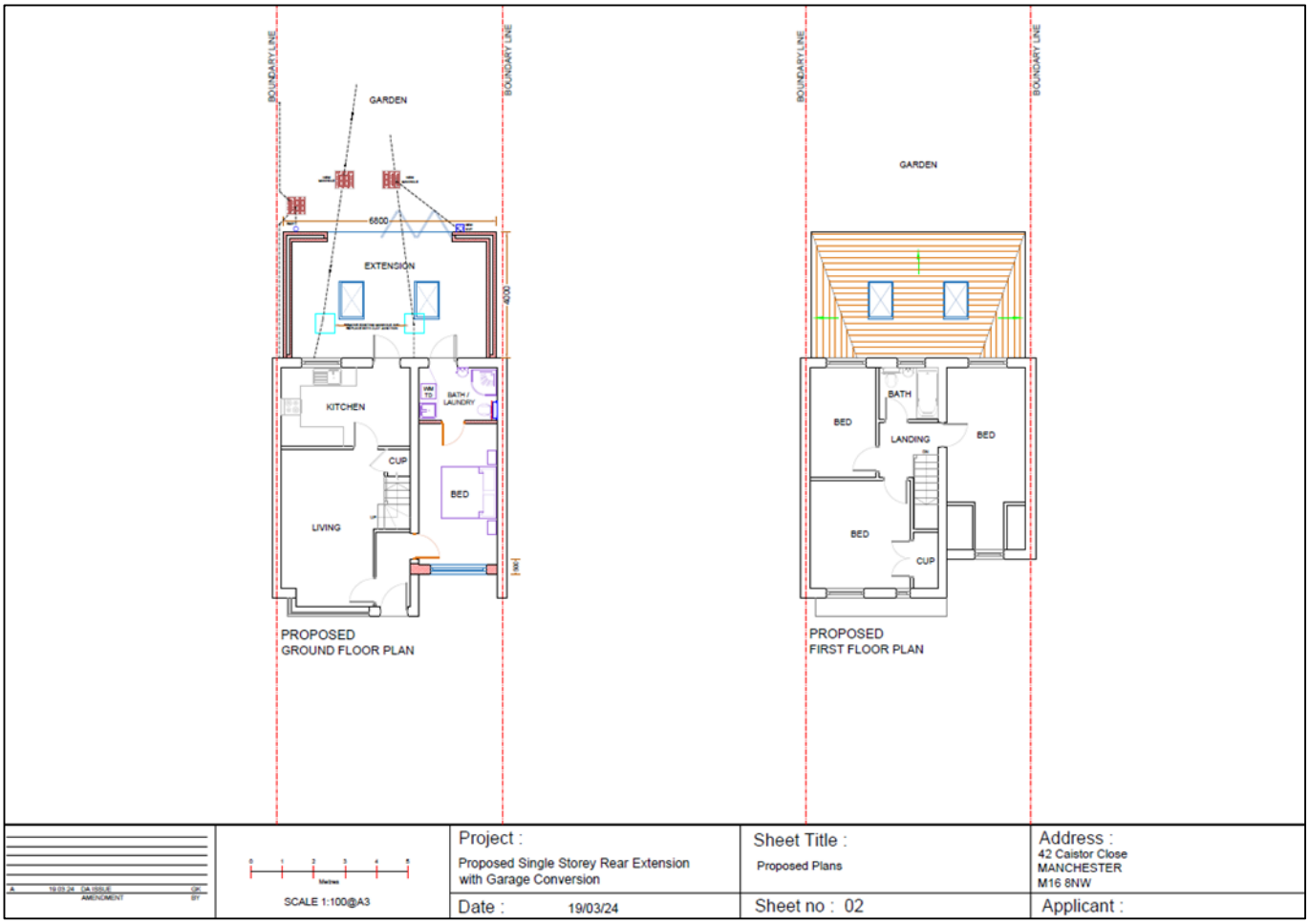


Figure 4. Submitted proposed plans.

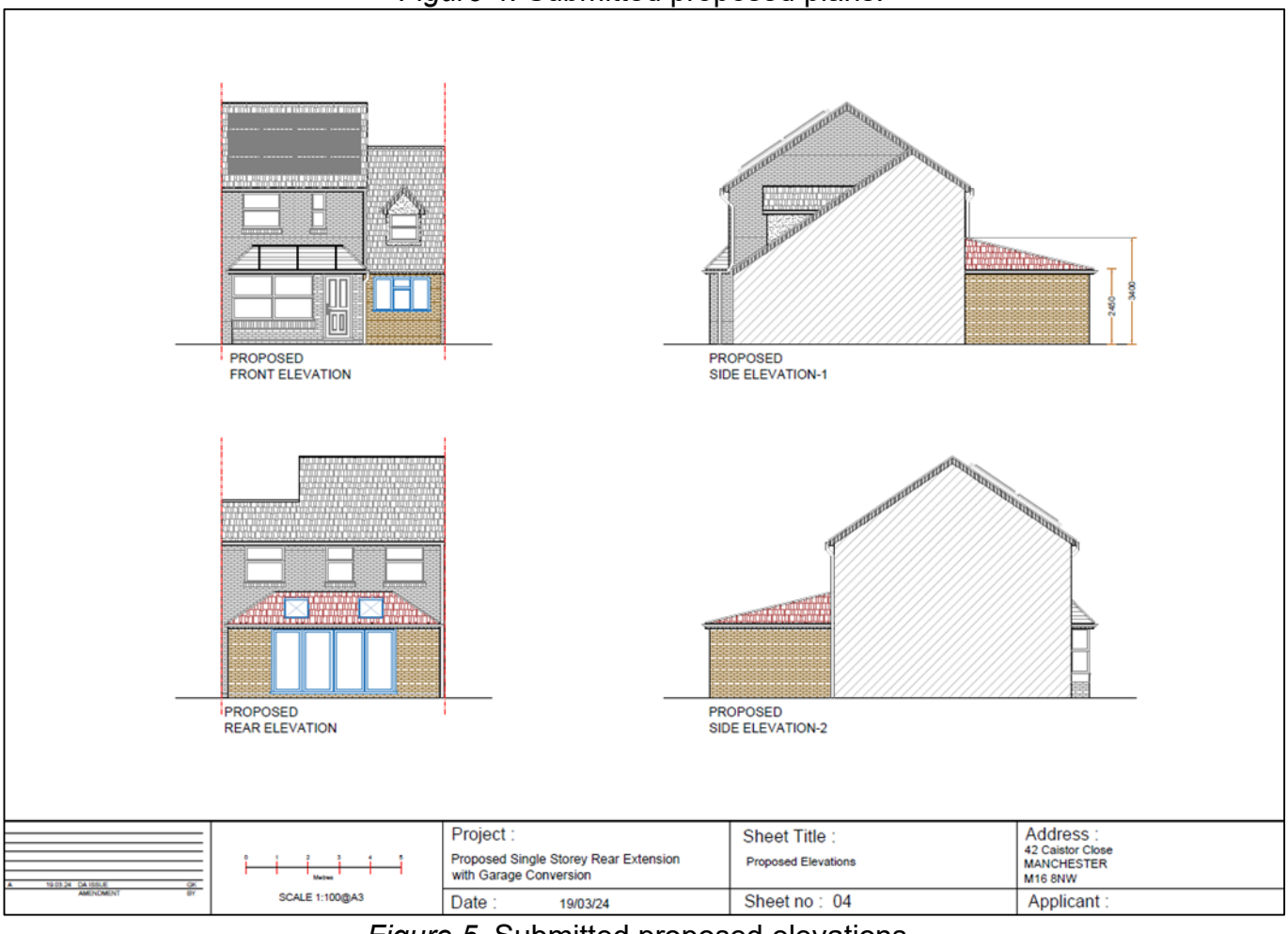


Figure 5. Submitted proposed elevations.

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 rear extension together with a garage conversion and elevational alterations 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.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, facing northwest. It would project 4m rearwards with a width of 6.8m, hipped roof height of 3.4m and an eaves height of 2.45m. A gap of 0.194m would be maintained to the boundary shared with No.40 Caistor Close and a gap of 0.195m would be maintained to the boundary shared with No.44 Caistor Close.

The 4m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable given that the extension is considered to be subservient to the host dwellinghouse, in terms of its dimensions, would allow for the retention of sufficient private outdoor amenity space, and would not result in an 'excessively large or bulky' addition to the property.

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

Appearance and visual amenity – the extension would be built of brickwork and concrete roof tiles to match the existing, in addition to white PVC windows and doors. Its side elevations would be blank, whilst its rear elevation would feature a set of bi-folding doors. Its rear-facing roof slope would feature two flat skylights.

The proposal is considered to be relatively standard in terms of its design and scale for developments of this type as well as being in-keeping with the overall precedent of residential extensions in this locale. Sited at the rear of the property, the extension would not be visible within the street scene or public realm. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring the proposal does not form a prominent visual feature.

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

Residential amenity – given that the extension would be single storey, with a maximum hipped roof height of 3.4m, and with subservient dimensions to the host dwellinghouse, it is understood 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, its side

elevations would not feature any windows, ensuring that the privacy of neighbouring occupants is not compromised as a result of the works.

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

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

Waste storage –The current waste storage arrangements are unknown but the loss of the garage space would reduce the potential for bins to be placed in this storage area. As noted below the conversion of this space could be undertaken without planning permission as has been the case on other properties within the street. As a result of the proposals, bins would need to be stored at the front of the property and the driveway dimensions as indicated on the submitted plans indicate these could be placed to the front of the house on the driveway. Details of a bin store to be installed would be agreed by way of appropriately worded condition.

Garage conversion – the proposal also includes the conversion of the property's integrated garage into additional living accommodation. This would include bringing the garage's front wall forward by 0.5m and replacing its up-and-over door with a window. The conversion of the garage could be undertaken under permitted rights given there were no restrictive conditions when the property was constructed in the 1990s as such the loss of the garage space on its own could be undertaken without requiring planning permission.

This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area, pursuant to policies DM1 and SP1 of the Core Strategy.

Moreover, despite having its dimensions reduced slightly, the property's driveway would be able to accommodate at least one vehicle as it would retain a parking space measuring to at least 2.4m by 4.8m. This is therefore considered acceptable.

Trees – the submitted application form indicates that the proposal would not affect any existing trees / shrubs on site.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, 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 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) 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:

-'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-12924737', stamped as received by the City Council as Local Planning Authority on the 26th March 2024.

-‘Proposed Plans’, numbered ‘02’, stamped as received by the City Council as Local Planning Authority on the 26th March 2024.
-‘Proposed Elevations’, numbered ’04’, stamped as received by the City Council as Local Planning Authority on the 26th March 2024.
-‘Roof Plans’, numbered ‘05’, stamped as received by the City Council as Local Planning Authority on the 26th March 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 developments, 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework. The Manchester Core Strategy policy SP1 and DM1.

5) Prior to the first occupation of the converted garage, finalised details of storage arrangements for refuse, including any elevational details of screening/enclosure of a bin storage area, 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 - In the interests of residential and visual amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, and DM1 of the Core Strategy (July 2012).

Appendix 1 – List of consultees & neighbours notified

Whalley Range Cricket And Lawn Tennis Club, Kingsbrook Road, Manchester, M16 8NR
59 Caistor Close, Manchester, M16 8NW
57 Caistor Close, Manchester, M16 8NW
55 Caistor Close, Manchester, M16 8NW
44 Caistor Close, Manchester, M16 8NW
40 Caistor Close, Manchester, M16 8NW
53 Caistor Close, Manchester, M16 8NW
51 Caistor Close, Manchester, M16 8NW
46 Caistor Close, Manchester, M16 8NW

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
Area Team Boundary - Name: SOUTH AREA