MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139730/FH/2024
Date registered valid:	8 April 2024
Proposal:	Erection of part single, part two storey side extension and single storey rear extension following demolition of detached garage and rear conservatory.
Address:	20 Boar Green Close, Manchester, M40 3AW
Ward(s):	Moston Ward
Applicant:	Mr Kyle Parsons
Agent (if any):	Mr Mike Atkinson Watergrove CGI
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3 June 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 April 2024

Standard consultations:
Printed: 16 April 2024 Expired: 8 May 2024

Neighbour notifications
Printed: 16 April 2024 Expired: 8 May 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: No

Tree Preservation Order: No

Description of area

The application site relates to 20 Boar Green Close within the north Manchester ward of Moston. The application site relates to a detached, two storey turn of the century dwellinghouse characterised by mock Tudor gable feature with multi coloured bricks and detailed canopy. The property benefits from a detached garage and conservatory, with off street parking to the front with soft landscaping and a further amenity space to the rear in the form of a garden with a steep change in topography.

The surrounding area is residential in nature with commercial uses to the south of the applicant site.

Description of development

The submitted application seeks planning permission for the erection of part single, part two storey side extension and single storey rear extension following demolition of detached garage and rear conservatory.

The part single storey side extension would encompass the floor space of the existing garage and the existing external space between the garage and property, whilst extending further to the

rear of the applicant site. The part single storey side extension would have approximate dimensions, at the largest point, of Height: 3.3 x Length: 8.3 x Width: 6.7 metres. The part two storey side extension would be set in from the shared boundary with no.22 Boar Green Close and would have approximate dimensions of Height: x Length: 10.3 x Width: 4.4 metres. The single storey rear extension would replace the existing conservatory at the site and have approximate dimensions of Height: x Length: 2 x Width: 11 metres.

The proposal would involve the insertion of a garage door, personnel door and window within a replicated gable within the front elevation, a window, two sets of sliding doors and a small dormer within the rear elevation, plus the insertion of three roof lights within the single storey rear extension.

Materials to be used throughout the proposal would match those within the host property.

The existing canopy to the front door and muck Tudor style boarding within the front elevation of the host property would be removed as a result of the proposal, however this does not require consent.

Planning History

Although no planning permission exists for no.20, the following planning permission can be found for the development of the wider site:
036763- Land off Williams Road, Moston- Revisions to layout on original planning approval no. F34534 and enlargement of site to N.E. end of site to provide 8 dwellings.
Approved 9 August 1990.

034534- Land adjacent to Railway off, Williams Road, Moston- Erection of 32 dwellinghouses and 8 bungalows on vacant land.
Approved 21 September 1989.

032123- Land adjacent to Railway off, Williams Road, Moston- Outline application for residential development.
Approved 27 October 1988.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health were consulted on the above application and provided the following response:

Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

GAS01 New applications for extensions
Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas 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.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

CLAND* (Watching brief condition - or see below informative)
In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policy EN18 of the Manchester Core Strategy (2012).

*Our records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses.

Cadent Gas

Although not consulted, Cadent Gas made contact during the course of the application and provided the following response:
Cadent Gas had no objection to the proposal and requested the following informative be attached to any approval granted:
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed and beautiful places.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;

e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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.

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 full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of part single, part two storey side extension and single storey rear extension following demolition of detached garage and rear conservatory. 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 extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

As existing the applicant property benefits from a detached garage which sits against the shared boundary with no.22 Boar Green Close. However, as a result of the proposal, no.22 would be affected by additional built form running along the boundary than is currently the case. However, given the additional extent against the boundary would be 2 metres and then the extended ground floor rear extension being set in from the boundary by 2.5 metres, the form of the proposal is not considered to create an overbearing feature. Although the neighbour benefits from windows which face onto the applicant site, the proposal is not considered to give rise to significant loss of light implications. The ground floor windows to the side elevation of the extension to no.22 are already screened from this site by high boundary treatment . No representatives from the neighbouring property were received during the course of the application. At first floor level, the side extension would be sited 2.5 metres from the boundary with no.22 and extend approximately 2 metres beyond the applicant property's existing rear building line. Given the form of the two storey extension which is set away from no.22 and given the orientation of the properties, any loss of light to the neighbour is not considered so severe to warrant a refusal on the scheme. No windows would be incorporated within the northern elevation adjacent to the side of no.22 , and so no adverse privacy implications would occur. Furthermore, a condition would be attached to any approval granted restricting the further insertion of windows and doors beyond those approved within this consent.

The existing conservatory would be removed as a result of the proposal and a 2 metre extension would extend the depth of the host property and connect to the proposed extension to the side. As existing, the conservatory had a projection of 2.9 metres. As such, a reduced amount of built form would be sited close to the shared boundary with no.18 Boar Green Close and given the dense hedging separating the two properties, the proposed single storey rear extension would not give rise to an overbearing feature to no.18, nor any adverse loss of light/ privacy implications.

A new personnel door would be inserted within the front elevation of the side extension. In this instance the additional entrance into the property is not considered to give rise to any adverse amenity implications.

Given the rear garden is characterised by a steep garden with the rear of the boundary at an elevated position, no neighbours to the rear along The Links are considered to be adversely impacted by the proposal in terms of adverse amenity implications.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity. Any harm caused by the extension at first floor level to no.22 Boar Green Close is not considered significant enough to warrant a refusal on the scheme.

Design and Appearance

Part single, part two storey side extension:
The side extension at the site would utilise the detached garage's existing footprint, however, the garage is intended to be demolished as it is a single brick skin construction and would not

meet the current building regulations in terms of structural integrity. The form of the side extension is designed so that the proposed built form set away from from the shared boundary with no.22 Boar Green Close. As such, the form of the development is considered pursuant to Policy DC1 of the UDP.

The proposed part single part two storey side extension is also considered in regard to saved Policy DC1.4 of the UDP which requires the creation of domestic extensions to be subservient to the main house, not to cause a terracing effect. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved, the side extension at first floor level would be set away from the shared boundary with the neighbouring property by 2.5 metres and the extension at ground floor level would be set back by 0.5 metres. As such, the proposal is considered to retain the detached nature of properties along this part of Boar Green Close in visual terms.

The proposed side extension would involve the replication of the front gable within the host property. It is noted the mock Tudor detailing would be removed within the host property, although this element of works would not require planning consent. The insertion of a similar gable feature within the side extension is considered acceptable to complement the built form within the host property. A small rear dormer with a similar style would be installed within the rear elevation of the proposed side extension. The dormer to the rear would be considered a small addition to the property and again reflect the style of development to the front of the property. The elements are considered acceptable in design and appearance, pursuant to Policy DC1 of the UDP.

Single storey rear extension:
The single storey rear extension would have a projection of 2 metres. The projection is pursuant with Policy DC1.3 of the UDP and is considered a small addition given the detached nature of the host property, and the proposed projection that would be allowed through the route of Permitted Development at this location. As such, the form and appearance of the rear extension is pursuant to Policy DC1 of the UDP.

Materials:
The materials would match the host property and as such, the materials are considered sympathetic and appropriate. A materials condition to that effect would be attached to any consent granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

The off street car parking provision would still remain as a result of the proposal. The proposal would retain the garage provision that is on the site as existing and therefore there would be no difference in either off street or enclosed parking provision at the site.

Bin Storage

Plans indicate that bins would be stored at the rear of the property and brought to the front of the property on the day of collection. This is considered acceptable and the plans indicating this would be conditioned within any approval granted.

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 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

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 officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to any approval granted.

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:
-Application Form, stamped as received by the City Council as Local Planning Authority on 19 April 2024.
-Drawing- Existing & Proposed- CGI View A, stamped as received by the City Council as Local Planning Authority on 22 April 2024.
-Drawing- Proposed- Scheme Layout, numbered 6383_100_1B, stamped as received by the City Council as Local Planning Authority on 3 June 2024.
-Drawing- Proposed- Sections & Site Plans, numbered 6383_100_2B, stamped as received by the City Council as Local Planning Authority on 3 June 2024.
-Photo- Proposed Garage Nib Detail, stamped as received by the City Council as Local Planning Authority on 3 June 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) 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.

4) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

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, and policy DM1 of the Manchester Core Strategy.

5) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas 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.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

6) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report

detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policy EN18 of the Manchester Core Strategy (2012).

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

25 The Links, Manchester, M40 3NT
18 Boar Green Close, Manchester, M40 3AW
27 Boar Green Close, Manchester, M40 3AW
27 The Links, Manchester, M40 3NT
23 The Links, Manchester, M40 3NT
21 The Links, Manchester, M40 3NT
19 The Links, Manchester, M40 3NT
17 The Links, Manchester, M40 3NT
15 The Links, Manchester, M40 3NT
13 The Links, Manchester, M40 3NT
29 Boar Green Close, Manchester, M40 3AW
24 Boar Green Close, Manchester, M40 3AW
22 Boar Green Close, Manchester, M40 3AW
25 Boar Green Close, Manchester, M40 3AW
23 Boar Green Close, Manchester, M40 3AW

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