

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137459/FH/2023
Date registered valid: 12 July 2023
Proposal: Part single, part two storey side and rear extension to form additional living accommodation.
Address: 6 Thornholme Close, Manchester, M18 7RL
Ward(s): Longsight Ward

Applicant: Mrs Angela Coulthurst, N/A
Agent (if any): Mr Barry Cullen
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 5 September 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 August 2023

Standard consultations:

Printed: 12 July 2023 Expired: 2 August 2023

Neighbour notifications

Printed: 12 July 2023 Expired: 2 August 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: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application relates to a modern (circa 1980's) semi-detached dwellinghouse within the Longsight ward of Manchester. The application site benefits from amenity space to the front, side and rear, boundary screening along the rear elevations approximately 1.8 metres high and a paved driveway along the gable and front elevation to accommodate at least 2 vehicles. There is no defined boundary treatment along the front elevation. There is an existing rear conservatory and timber frame gated side access to the rear of the property, approximately 1.8 metres high. The rear of the site abuts Knutsford Vale Park - an area of open green space and is screened by mature trees along this elevation. The rear common boundary treatment with Knutsford Vale Park exceeds 1.8 metres. The existing rear garden is approximately 23 metres deep (from the rear building line of the original dwellinghouse).

Description of development

The submitted plan relates to a proposed part single, part two storey side and rear extension to form additional living accommodation.

The proposed development would be flush with the front building line of the original dwellinghouse along the ground floor and set back from the frontage by 1500mm on the upper floor, with a lower roof height, compared to the existing house. The side extension would measure approximately 2250mm wide would run along the side elevation of the property and the common shared boundary with no.4 Thornholme Close whilst being stepped-away approximately 210mm from this boundary.

The ground floor side and rear extension element would project approximately 10099mm along the common boundary with no.4 Thornholme Close then come forward of the common shared boundary with no.8 Thornholme Close approximately 6950mm wide, then return to the rear building line of the original dwelling approximately 3000mm along this boundary whilst leaving a small gap from the boundary. This element would incorporate 1no. window along the front elevation, 3no. windows along the rear roof elevation and bi-fold doors along the rear elevation.

The proposed first floor rear extension would be stepped away from common shared boundary with no.8 Thornholme Close, leaving a small gap from this boundary and would measure approximately 1500mm deep x 2605mm wide and it would comprise of a pitched roof design with a lower roof height compared to the existing house, including 1no. window along the rear elevation.

The first floor side extension element would project approximately 5600mm along the common boundary with no.4 Thornholme Close, then flush with the rear building line of the original dwellinghouse and it would incorporate 1no. window along the front elevation and 1no. window along the rear elevation. The proposed extension would be constructed in materials to match the existing.

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. Highways

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement

with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

3. Environmental Health

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

a) GAS01

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).

b) CLAND Watching Brief

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 contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

POLICY

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

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and has been amended and updated. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been

saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- 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)

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

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

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ISSUES

Principle

The principle of the proposal to create additional living accommodation is considered acceptable. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (part single, part two storey side and rear extension) - In light of the pre-existing contextual relationship along the boundaries and the significantly long and wide rear gardens, which are south-west facing, and due to the fact that the proposed extension would be set-back 1500mm along the first floor front elevation, the proposed rearward projections would not exceed 3000mm along the ground floor and 1500mm along the first floor and due to fact that

the proposed extension would be stepped away from the side boundaries, it is considered that there would not be any significant adverse impacts from the proposed development, as there are no overbearing, overshadowing, or privacy impacts, and therefore on balance, and subject to planning conditions, it is considered that the proposal would be acceptable. It is recommended that a bin store condition is attached to any recommendation for planning approval in the interest of visual amenity and in order to safeguard residential amenity as the side access would be significantly lost to accommodate the proposed extension.

Impact of works (Design and appearance) - In design terms, it is considered that the proposal would not unduly harm the character of the building or the general area and the proposed extension would reflect similar developments along the street scene. It is also 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 in-part be affected as the existing access/driveway along the side elevation would be lost to accommodate the proposed extension; however, the front driveway would still be maintained.

Impact of works (Waste management) - The existing arrangement would be affected as the existing access along the side elevation would be lost to accommodate the proposed extension, and therefore a bin store condition is recommended.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is not considered that the proposal would be unduly overbearing, nor would it present privacy and overlooking concerns which would adversely impact upon residential or visual amenity; pursuant with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1, DM1, SP1, EN19, T2, EN14; Saved Unitary Development Plan Policy DC1; and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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/agent in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but have 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, received by the City Council as the Local Planning Authority on 03 July 2023.
- o Location Plan, with application site edged in red, received by the City Council as the Local Planning Authority on 03 July 2023.
- o Proposed Site Plan, received by the City Council as the Local Planning Authority on 03 July 2023.
- o Existing and Proposed Floor Plans and Elevations, received by the City Council as the Local Planning Authority on 03 July 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 policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the development hereby permitted shall match those of the existing building in terms of type, colour, texture, scale, pointing and coursing and as stated on the submitted information and approved drawings.

Reason - To ensure that 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 policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) Prior to the commencement of any above ground works of the development hereby approved, finalised details of storage arrangements for refuse, including 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. Prior to the extension first being occupied the bin storage area shall be implemented in accordance with the approved scheme and shall thereafter be so maintained.

Reason - In the interests of visual amenity, and to ensure the safety of the occupiers and future occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy Development Plan Document (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

5) Notwithstanding the details shown on the Proposed Site Plan received by the City Council as the Local Planning Authority on 03 July 2023; before any above ground works of the development hereby approved, finalised details of storage arrangements for refuse, including 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. Prior to the extension first being occupied the bin storage area shall be implemented in accordance with the approved scheme and shall thereafter be so maintained.

Reason - In the interests of visual amenity, and to ensure the safety of the occupiers and future occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy Development Plan Document (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

6) 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 shown on: Proposed Site Plan and Existing and Proposed Floor Plans and Elevations, both received by the City Council as the Local Planning Authority on 03 July 2023.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

7) Before first occupation of the development thereby approved, the proposed window along the first floor rear elevation to serve the ensuite to the annotated "BEDROOM 3" and as shown on: Proposed Floor Plans and Elevations, received by the City Council as the Local Planning Authority on 03 July 2023, shall be opaquely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

8) 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.

Informatives

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 contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

2) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

2 Thornholme Close, Manchester, M18 7RL
19 Thornholme Close, Manchester, M18 7RL
23 Thornholme Close, Manchester, M18 7RL
21 Thornholme Close, Manchester, M18 7RL
8 Thornholme Close, Manchester, M18 7RL
17 Thornholme Close, Manchester, M18 7RL
10 Thornholme Close, Manchester, M18 7RL
4 Thornholme Close, Manchester, M18 7RL

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA