

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139293/FH/2024
Date registered valid: 19 February 2024
Proposal: Erection of single storey side and rear extension to provide additional living accommodation
Address: 25A Stanley Road, Manchester, M16 8HS
Ward(s): Whalley Range Ward

Applicant: Miss Helen Fairs
Agent (if any): Mr David Pound
Case officer: Jake Walther
Email: jake.walther@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **22/04/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 01/03/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 February 2024 Expired: 19 March 2024

Site notice

Posted: 01/03/2024 Expired: 21/03/2024

Press advert

Published: 5 March 2024 Expired: 19 March 2024

Departure from Development Plan: No

Environmental Statement: Not required.

Description of site/building:

The proposal relates to a two-storey semi-detached class C3 dwellinghouse on Stanley Road. The property was built in the 1950's architecture style, it features brickwork, large windows and a flat roof. The property features a permeable recycled surface to the front for off street vehicle parking with landscaping to the front and rear.



Figure 2. Front view of property from Stanley Street.



Figure 1. Rear elevation of property

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

The property is located on Stanley Road, a residential street situated in the Whalley Range Ward of Manchester, close to Alexandra Park, Princess Road (A5103), St Margaret's Primary School, and St Margaret's Playing Fields. The area is predominantly residential in terms of its character, consisting of mostly large detached and semi-detached houses on mature tree lined streets. The property also benefits from its proximity to the many shops and business located in Chorlton-Cum-Hardy less than 1 mile away.



© Crown copyright and database rights 2024. Ordnance Survey 100019568



Figure 3. Location of the proposal within the Whalley Range Conservation Area

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension.

The rear aspect of the proposal projects 5500mm from the rear of the existing structure and spans 4600mm, the side aspect of the proposal projects 1950mm from the existing side elevation, and spans 6800mm to the rear of the property where it adjoins the rear addition. The side extension is set back from the front of the property by 1200mm. There is a minimum 1000mm gap to the border of the adjoining property at its narrowest.

The proposal features a pitched roof with a total of 3no. additional windows, 2no. additional doors and 1no. skylight added to the side and rear elevations. Charred timber cladding is proposed on all elevations.

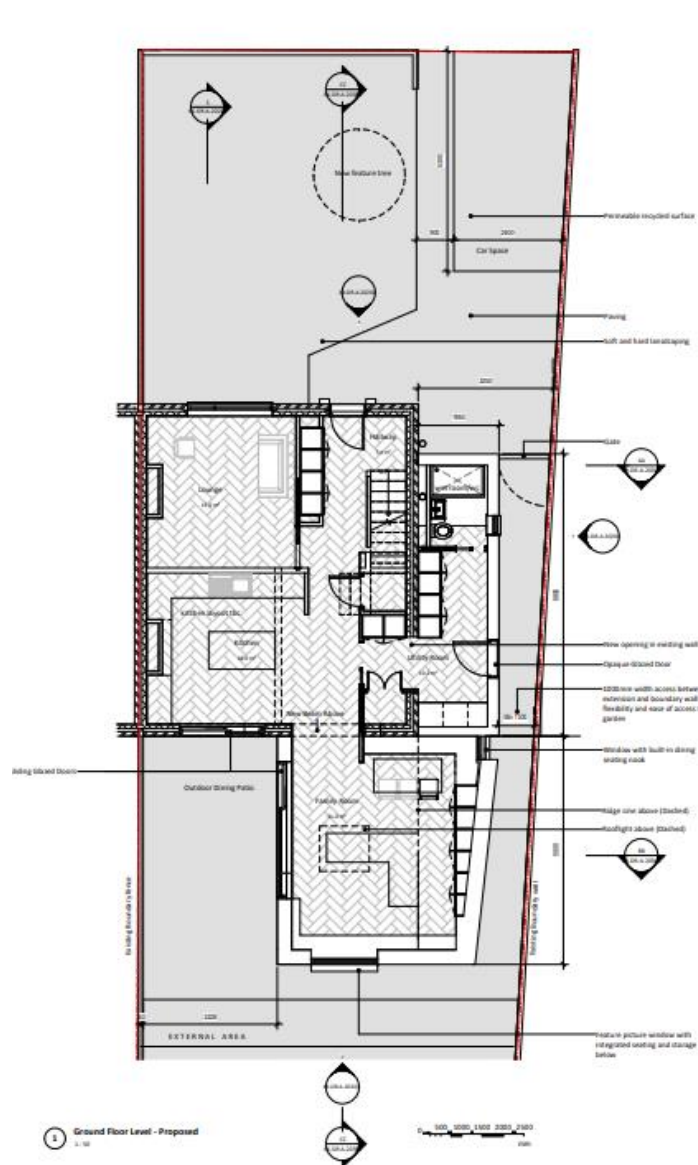
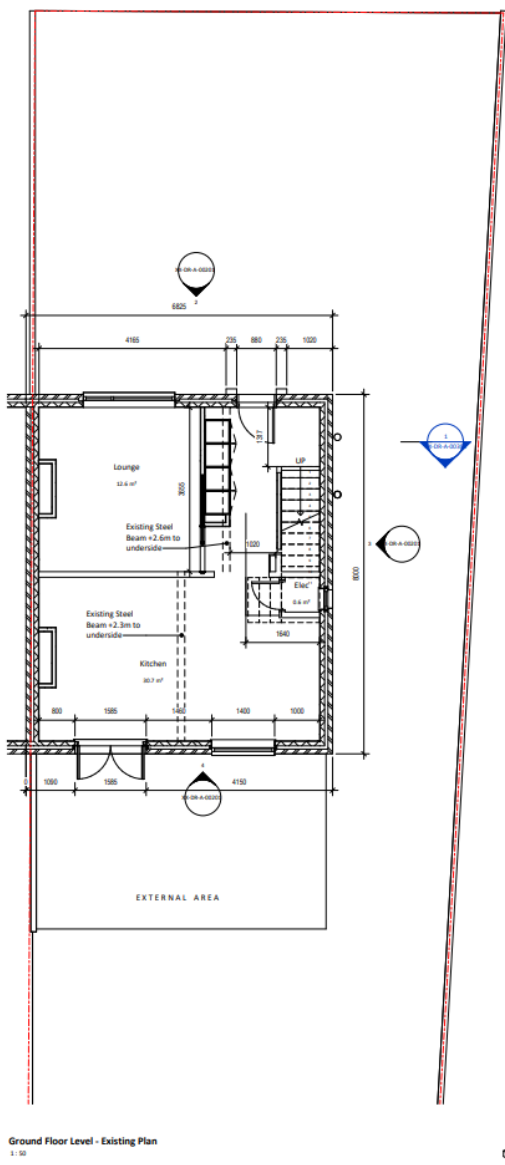


Figure 4. Existing Floor Plan

Figure 6. Proposed Floor Plan



Figure 5. Proposed West Elevation

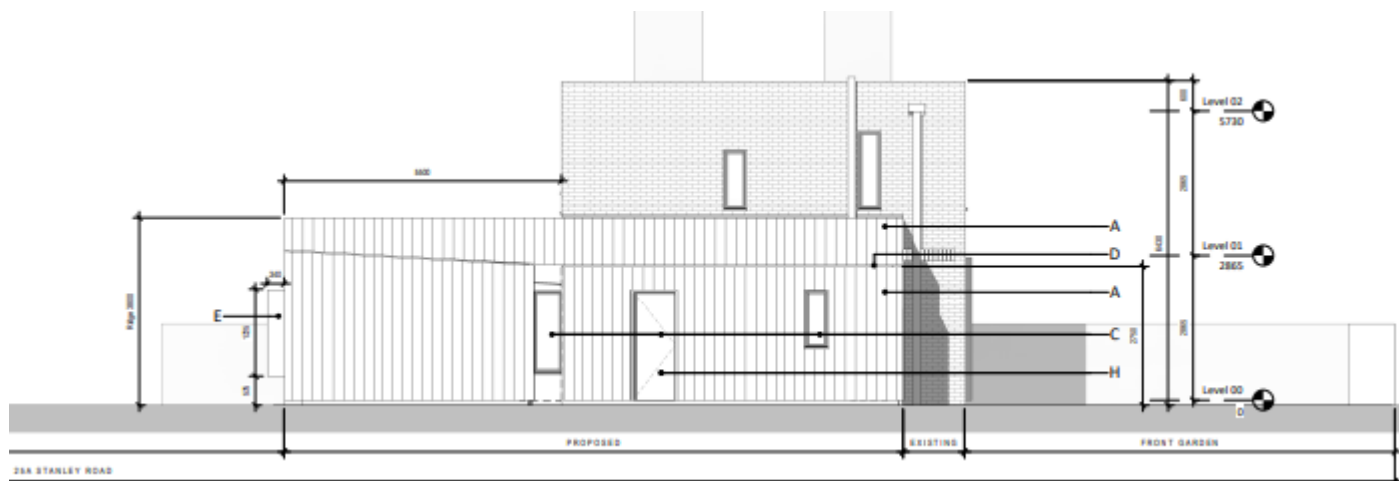


Figure 9. Proposed East Elevations

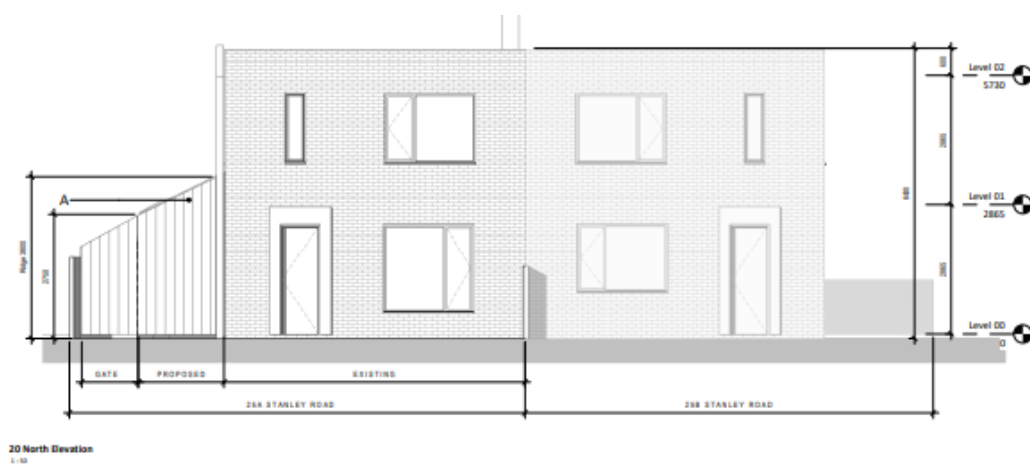


Figure 8. Proposed Front Elevation

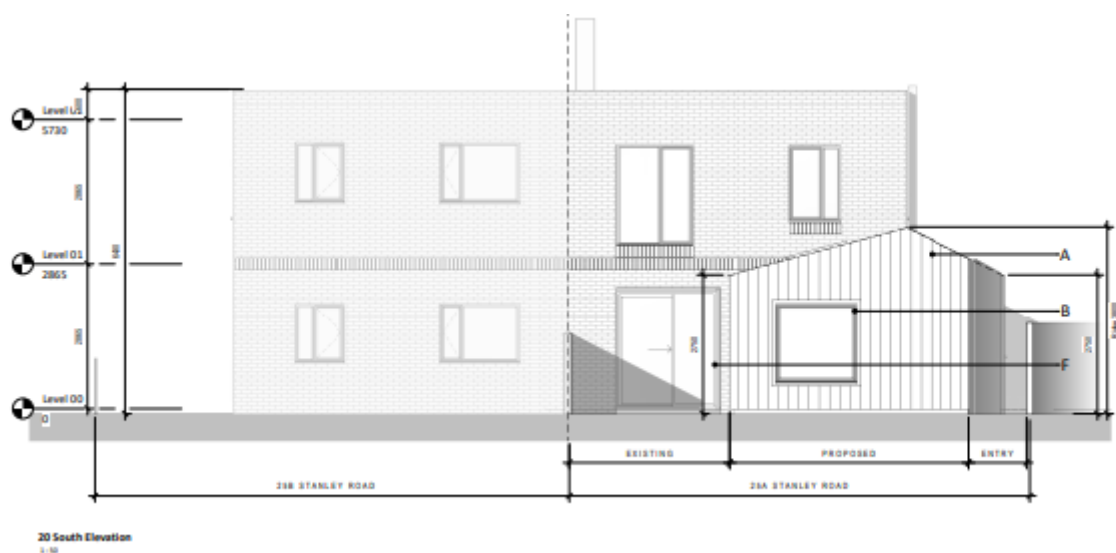


Figure 7. Proposed Rear Elevation

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Negotiations

There were concerns with the initial proposal regarding the rear projection of 6350mm causing a loss of sunlight for the adjoining property particularly in the early mornings and winter when the sun is low.

Some minor amendments were required to the rear elevation to shorten its projection from 6350mm. A decrease to 5500mm was negotiated, a reduction of 1150mm.

Officers and the applicant negotiated this reduction in scale to address the above concerns and to also ensure there was enough useable floor space in the rear addition to address the growing family's needs.

Policy:

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions
- DC18 Conservation Areas

Places for Everyone

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 following policies are relevant:

- S1- Sustainable development
- S2 – Carbon and energy
- S5 – Flood risk and the water environment
- H1 – Scale, distribution and phasing of new housing
- P2 – Heritage

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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

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

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 side and rear extension in order 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.

Sitting, scale and mass:

The proposed extension would be one storey and sited to the side and rear of the property. The side portion of the addition would be set back from the front of the property by 1200mm with a projection to the side of 1950mm and a total height of 6400mm. The rear portion of the proposal continues with the side elevation and projects 5500mm from the rear of the existing building. There is a 1000mm gap to the boundary wall with 21 Stanley Road and a 3290mm gap to the boundary with 25B Stanley Road.

There are 2no. windows and 1no. glazed door added to the East elevation facing the boundary with 21 Stanley Road, this are detailed as using obscured glazing to ensure there is no loss of privacy for both the occupants and neighbouring residents.

1no. sliding glazed doors are to be added west elevation facing the garden of 25B Stanley Road and 1no. rooflight on western side of the pitched roof. The gap between the proposed extension and the property boundary with 25B Stanley Road of 3290m is considered a sufficient amount of space to allow the glazed door on the western elevation without it becoming obtrusive to the amenity of 25B.

Although the proposed extension is reasonably large, its use of a sloping roofline, gaps between property boundaries and its set back from the front elevation means that the proposed addition would not provide an overbearing impact upon the residential amenities of surrounding properties or the character of the street or conservation area. As a result, it is considered that scale and mass of the proposal is satisfactory as it would not result in 'excessively large or

bulky' additions to the property. The proposal therefore is considered to accord with the principles for residential extensions set out in the carried forward policies DC1 and DM1 of the UDP and EN1 of the Core Strategy.

Design:

The proposal is for a pitched roof single story side and rear extension to provide additional living accommodation. The proposed materials are black charred timber cladding with black aluminium framed windows and doors. Although the materials used and design language are contrair to the brickwork and flat roof used on the existing building, the proposed addition is of high design quality and will complement the 1950's modernist style of the existing building.

It must be noted that although contemporary design is not generally supported in conservation areas, in this instance due to the mid-century design of 25A Stanley Road, the proposed addition would not cause any additional harm to the character of the area and would complement the existing property. In addition, the front element of the side extension is set back from the property so will have minimal impact on the street scene.

Residential Amenity:

The proposed extension would be set back from the boundary with 21 Stanley Road with a gap of 1000mm, No. 21 is also set back from the boundary by roughly 2 meters, it is considered that the proposal should not cause an undue loss of light or introduce an overbearing presence for neighbouring residents. The windows on the western elevation will also feature obscure glazing to further ensure that there is no loss of privacy for neighbouring residents. The rear portion of the proposal will be set back from the boundary with 25B Stanley Road with a gap of 3290mm, this is also considered acceptable and should not cause an undue loss of light or become an overbearing presence for the residents at 25B.

The side extension will be visible from the public highway and therefore features in the street scene, however, the proposal is to be set back from the front of the property by 1200mm and does not feature any windows or doors on the front element of the side extension. In addition, the proposal uses dark materials and a lean to roof on the side elevation which further conceals the addition from the street scene. subsequently it is not considered to create an overbearing presence on the street and the impact to the conservation area is negligible.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Conservation Area

The application site is located within the Whalley Range Conservation Area (1992) and as such it is important that all new developments should aim to enhance where possible or protect the character of the area, and not cause substantial harm to heritage assets within the conservation area. 25A Stanley Road predates the adoption of the conservation area, and as such it is of a more contemporary design than the surrounding properties. The proposed extension to the dwellinghouse will also be in a contemporary design style and as such there are no concerns the proposed extension will be of detriment to the existing house.

In terms of the street scene and character of the area, only the side element of the proposal will be visible from the street scene, the rear will not be visible from the public highway. The side extension is to be recessed from the front elevation of the property by 1200mm and will have a lean to roof sloping down to 2750mm in height. Both of these features will help to ensure the proposal is less prominent on the street scene and as such will have a minimal impact on the character of the area and the wider conservation area, causing less than substantial harm.

The proposal therefore is considered to accord with policy EN3 of the Manchester Core Strategy and saved policy DC18 of the UDP.

Waste Storage:

The current waste storage arrangements would be unaffected by this proposal.

Parking:

No change to parking arrangements would occur as a result of the proposal.

Conclusion:

Given the above issues, it is considered that the proposed single storey side and rear is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as 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 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 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. 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 plans:

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

- a. Drawing - Location Plan -19 Feb 2024 – Drawing number – HRI-KAD-XX-XX-DR-A-001001
- b. Drawing –Proposed Elevations 22 April 2024 – Drawing number - HRI-DPA- XX-XX-DR-A-20201_P2
- c. Drawing – Ground floor plan 22 April 2024 – Drawing number – HRI-KAD-XX-00-DR-A-20101_P2
- d. Drawing – Proposed sections – Drawing number – HRI-KAD-XX-XX-A-20301_P2

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

25B Stanley Road, Manchester, M16 8HS
Flat 1, 7 Demesne Road, Manchester, M16 8HG
Flat 5, 7 Demesne Road, Manchester, M16 8HG
Flat 2, 7 Demesne Road, Manchester, M16 8HG
Flat 4, 7 Demesne Road, Manchester, M16 8HG
Flat 3, 30 - 32 Stanley Road, Manchester, M16 8HS
Flat 6, 21 Stanley Road, Manchester, M16 8HS
Flat 4, 21 Stanley Road, Manchester, M16 8HS
30 Alness Road, Manchester, M16 8HR
30 - 32 Stanley Road, Manchester, M16 8HS
Flat 8, 30 - 32 Stanley Road, Manchester, M16 8HS
Flat 7, 30 - 32 Stanley Road, Manchester, M16 8HS
Flat 6, 30 - 32 Stanley Road, Manchester, M16 8HS
Flat 5, 30 - 32 Stanley Road, Manchester, M16 8HS
Flat 4, 30 - 32 Stanley Road, Manchester, M16 8HS
Flat 2, 30 - 32 Stanley Road, Manchester, M16 8HS
Flat 1, 30 - 32 Stanley Road, Manchester, M16 8HS
7 Demesne Road, Manchester, M16 8HG
Flat 3, 9 Demesne Road, Manchester, M16 8HG
Flat 2, 9 Demesne Road, Manchester, M16 8HG
Flat 1, 9 Demesne Road, Manchester, M16 8HG
Flat 5, 21 Stanley Road, Manchester, M16 8HS
Flat 3, 7 Demesne Road, Manchester, M16 8HG
32 Alness Road, Manchester, M16 8HR
Flat 3, 21 Stanley Road, Manchester, M16 8HS
Flat 2, 21 Stanley Road, Manchester, M16 8HS
Flat 1, 21 Stanley Road, Manchester, M16 8HS

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
Conservation Area - Whalley Range Conservation Area 1992
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA