MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139470/FH/2024
Date registered valid:	7 March 2024
Proposal:	Erection of single storey side and part single, part two storey rear extension
Address:	104 Longford Road, Manchester, M21 9NP
Ward(s):	Chorlton Ward
Applicant:	Ms Baljinder Brennan
Agent (if any):	Mr V Alyas Architek
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	2 May 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 April 2024

Standard consultations:
Printed: 19 March 2024 Expired: 11 April 2024

Neighbour notifications
Printed: 13 March 2024 Expired: 5 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

The application relates to a two storey semi-detached C3 dwellinghouse of redbrick with a gable roof. The property features a bay window to the front and an original part single part two storey outrigger to the rear and an existing L-shaped dormer (under ref 124387/FH/2019). The plot includes a paved front amenity space set behind low original walling and hedging, external side access to the rear garden, which is bound by timber fencing to the sides and permeable metal mesh fencing.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is predominantly residential in character, comprising properties of a similar character, scale and form. Directly to the rear of the application site is the playing fields of St Johns RC Primary School.

Description of development

The proposal seeks permission for the erection of a single storey side and part single, part two storey rear extension.

Proposed fenestration comprises 3 rooflights and bifold doors at ground floor and single window and rooflight at first floor level. A single access door is proposed to the front elevation.

Proposed materials would match existing.

Consultations & Notification Responses

Local responses

Two letters of representation were received from local residents raising the following concerns, which will be addressed in the appraisal.

- Overlooking impact from rear extension window
- Impact on outlook of adjacent windows
- Overshadowing impact from extensions
- Rear balcony would cause overlooking – *this element has now been omitted from plans.*
- Noise and disturbance during construction period – *this is not a material consideration.*

Consultee responses

Environmental Health – No objections subject to s condition relating to the imposition of a gas membrane prior to development.

Relevant Planning History

At the application site –

131668/FH/2021 – Erection of single storey side and rear extension to form additional living accommodation. Approved 11.11.2021.

124387/FH/2019 – Erection of ground floor wrap-around side extension and installation of rear dormer with associated Juliette balcony. Approved 07.10.2019. *Rear dormer implemented.*

History of negotiations

The planning officer requested that the proposed first floor balcony was not supported in principle, revised plans (rev P2) were received 25/03/24 showing the omission of the balcony and retention of the flat roof to the first floor rear extension.

The officer stated this proposed flat roof would be contrary to saved UDP policy DC1.3(b) and requested amendment to a pitched roof. The agent submitted revised plans (rev P3) on 26/04/24 and the application was assessed accordingly.

Local Planning Policies

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.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles
DM1 – Development Management
EN1 – Design Principles and Strategic Character Areas

The relevant saved **UDP** policies for this application are:

DC 1.1 - 1.6 – Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017

National Planning Policy Framework

The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The principle of building a part two storey and part single storey side and rear extension to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Impact on visual amenity and the streetscene:

The proposed part single storey element would be sited at the back of the property, facing north, enlarging the existing rear outrigger at ground floor level. This element would comprise a side and rear wraparound extension which would infill the space adjacent to the original outrigger. The extension would have an overall depth of 11.1m and project 1.1m to the side, leaving a gap of 0.12m to the boundary shared with No.106. It would set back from the principal elevation by 3.4m and would have a width at the rear of 3m, coming flush with the outrigger. This element would accommodate a pitched roof with an eaves height of 2.9 and maximum ridge height of 3.85m. The rear element accords with the limit stipulated within saved policy DC1 (of 3.65m). The side element is less than a quarter of the width of the original dwellinghouse and is significantly set back from the principal elevation.

The part two storey element would be sited to the rear, set flush with the existing side and rear elevations of the original part single, part two storey outrigger. This element would accommodate a lean to roof form sloping away from the dwelling northwards, to enable usage of the existing Juliette balcony in the existing dormer window at second floor level. The rear element accords with the roof form stipulated within saved policy DC1 (of no flat roofs).

The footprint of the proposal is not considered to create a bulky or disproportionately scaled addition to the property with the proposed extension being understood as being subservient to the host dwellinghouse. Furthermore, given the siting to the rear the majority of the extension would not be visible within the street scene or public realm and, as such, the proposal should not cause significant visual harm to the character of the dwellinghouse and its surrounding area.

The side and rear extensions are to be constructed of red brickwork and roof tiles to match the existing house, which has been conditioned, along with grey uPVC windows and doors. The front elevation would contain a glazed door (hidden behind the side gate) and the side elevation would be blank. The rear elevation would feature a wide set of bi-folding doors at ground floor and single window at first floor. The proposed roof forms would be pitched containing 3 roof lights at ground floor and a single rooflight at first floor.

Due to the proposed scale and appropriate materials, it is not considered that it would significantly harm the visual amenity of the house nor area. The extensions are deemed subservient to the host dwelling and appropriately sited and scaled, Core Strategy policies DM1 and EN1, saved UDP policy DC1, as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Impact on residential amenity:

No.102 is the adjoining semi-detached property due east, it is acknowledged that this property affords a glazed roof to the existing single storey element, as mirrored on the application property. The proposed two storey extension would project 2.1m to the rear, set flush with the existing rear building line and be sited along the shared boundary with this neighbouring property. The agent has demonstrated the 45 degree angle on revised floor plans to evidence that the neighbouring first floor window would afford sufficient rear outlook as a result of the proposed development. It is noted that the orientation of these rear elevations and gardens is north, meaning they are in shadow for most of the day as existing. Whilst it is acknowledged

that there may be an additional degree of overshadowing impacts during the evening hours, this is considered acceptable on balance.

No.106 is the adjacent neighbouring semi-detached property due west, given that the proposed extension would sit flush with the existing rear building line of neighbouring properties and be single storey in form along this shared boundary not exceeding 4m in height, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook as viewed from the neighbouring plot, nor should it introduce an overbearing presence into the area.

Moreover, there are no windows proposed in the side elevations of the proposal, hence it is not considered to impact upon neighbouring occupiers' privacy, notwithstanding this, a condition will be applied removing PD rights for the insertion of any additional windows in the extension.

It is considered that the proposed scale and design is acceptable in terms of its impacts upon residential amenity, the proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Highways:

The proposal would not interfere with existing parking arrangements (on-street), therefore, is considered acceptable in this regard.

Refuse:

Although access to the rear garden will be lost, the bins are currently stored behind the side gate (located adjacent to the principal elevation) at the side of the house and following these works can remain stored there, which is out of sight from the street and therefore in accordance with policy DM1.

Other matters:

Concern has been raised in local responses regarding potential disruptions caused during the construction phase. The LPA duly note these concerns. This application would constitute a minor householder development which would not require a Construction Management Plan (CMP), notwithstanding this, construction working hours are controlled by separate Environmental Health legislation.

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, Places for Everyone Policies, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance negotiations took place with regards to the proposed first floor rear element and removal of balcony. Amended plans were submitted showing a pitched roof to the first floor rear extension, the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

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

   - 'Location and Site Plan', numbered 'A101 P3', stamped as received by the City Council as Local Planning Authority on the 26/04/2024.
   - 'Proposed Floor Plans', numbered 'A104 P3', stamped as received by the City Council as Local Planning Authority on the 26/04/2024.
   - 'Proposed Elevations', numbered 'A105 P3', stamped as received by the City Council as Local Planning Authority on the 26/04/2024.

   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. Matching materials
   The materials to be used on the external surfaces of the extension 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 extended is not adversely affected by the materials to be used in the construction of the extension, 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. PD - No insertion of windows
   Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

   Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

5. 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).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

106 Longford Road, Manchester, M21 9NP
93 Longford Road, Manchester, M21 9WW
97 Longford Road, Manchester, M21 9WW
91 Longford Road, Manchester, M21 9WW
102 Longford Road, Manchester, M21 9NP
95 Longford Road, Manchester, M21 9WW

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA