

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139024/FH/2024
Date registered valid: 21 February 2024
Proposal: Erection of a part-single / part-two storey side extension together with a front porch and alterations to existing single storey rear extension.
Address: 116 Beresford Road, Manchester, M13 0TB
Ward(s): Rusholme Ward

Applicant: Mrs Doris Scott
Agent (if any): Mrs Dawn Winterbottom, Plans Drawn
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15th April 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 March 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 29 February 2024 Expired: 21 March 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 semi-detached C3 dwellinghouse of redbrick with a grey tile hipped roof. The property features white uPVC windows, a front porch canopy, a modest paved front yard bordered by a low-level redbrick wall with black iron railings, a single storey rear extension, and a detached outbuilding situated within the rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear elevation.

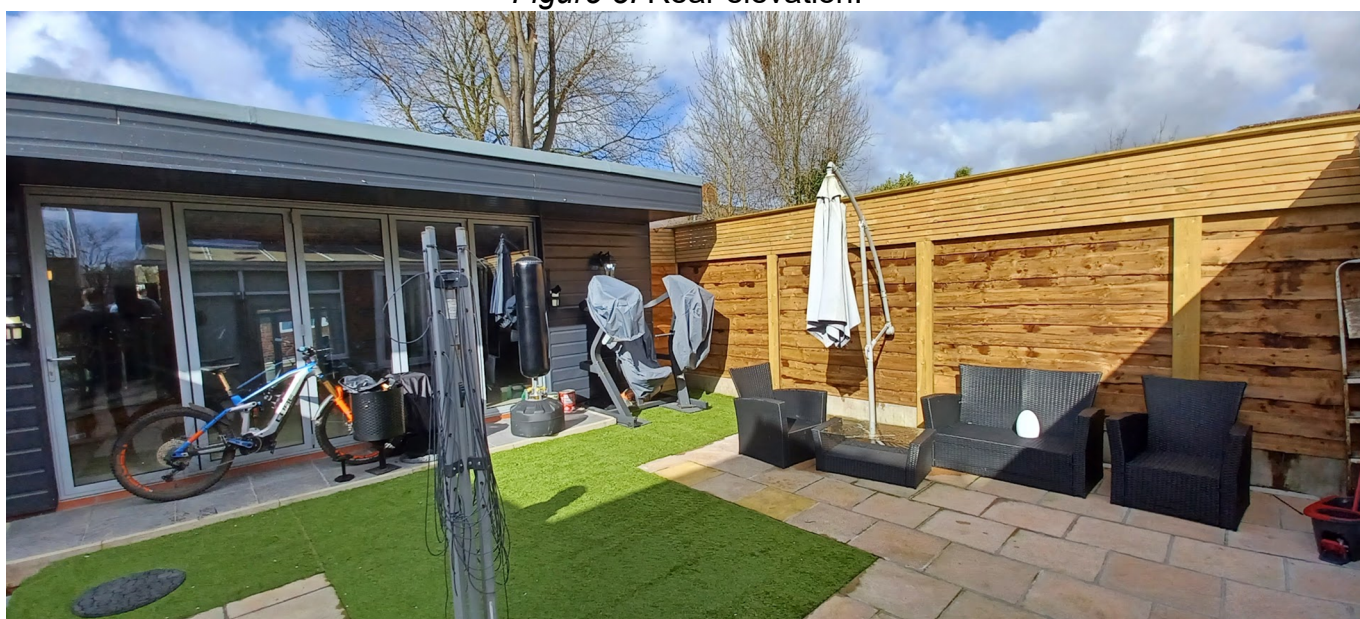


Figure 4. Rear amenity space.

Description of area

Beresford Road is a residential street situated within the Rusholme ward of Manchester, close to Birchfields Park, the railway line, and Manchester Grammar School. 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 part-single / part-two storey side extension together with a front porch and alterations to the existing single storey rear extension.

Planning history

138237/LP/2023 - Enlargement of dwellinghouse with a hip to gable roof alteration – **APPROVED** (01.12.2023).

138383/FH/2023 - Erection of a two-storey front extension with associated elevational alterations to provide additional living accommodation – **REFUSED** (22.12.2023).

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’.

You can view the Inspectors’ Report on the GMCA’s website at [Places For Everyone - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://greatermanchester-ca.gov.uk/places-for-everyone). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors’ Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

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 5. Submitted proposed block plan, with bin store depicted.

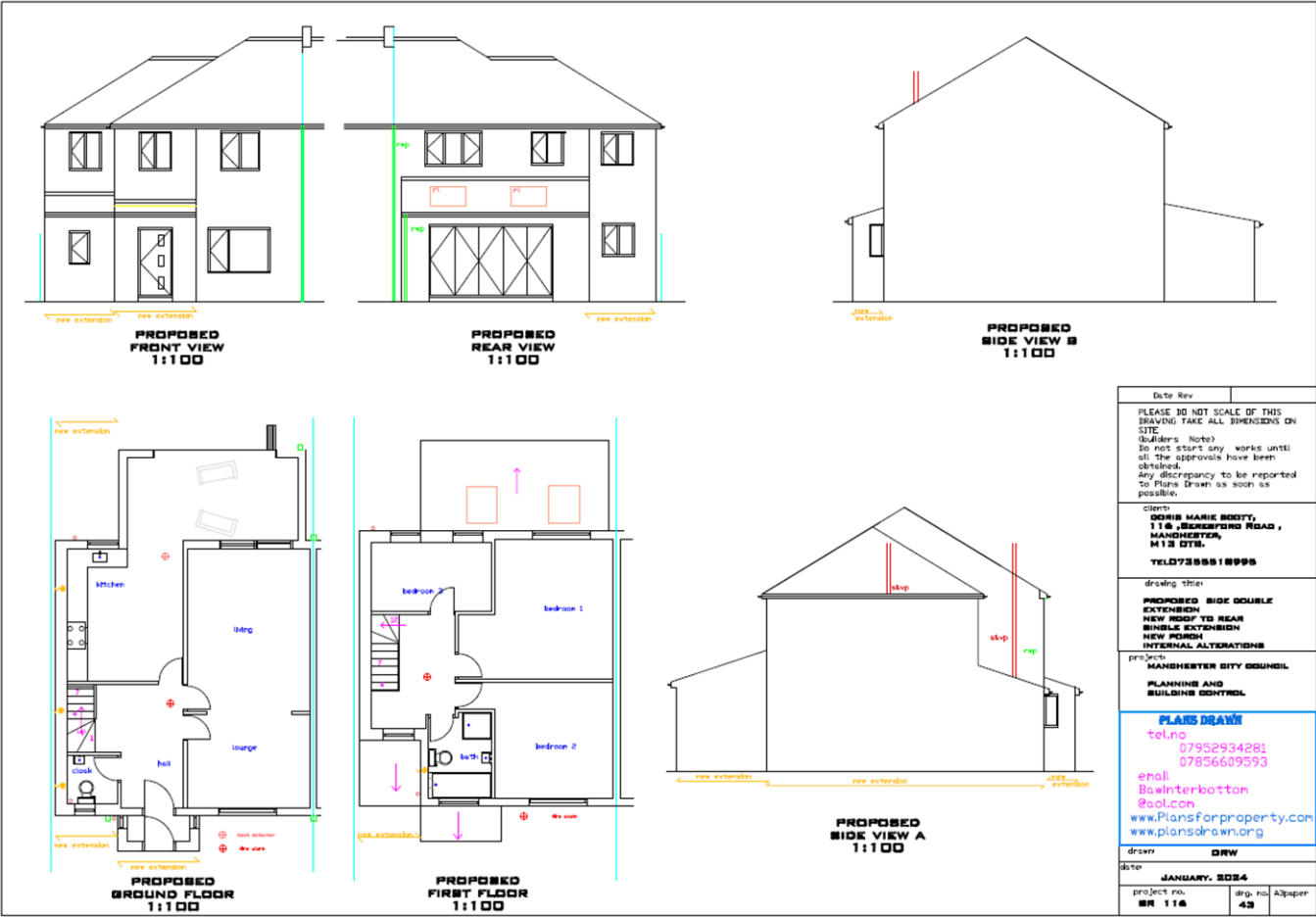


Figure 6. Submitted proposed plans and elevations.

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 part-single / part-two storey side extension together with a front porch and alterations to the existing single storey rear extension is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move, as indicated within policy DC1 of the UDP. 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 part-single / part-two storey extension would be sited at the side of the property, facing southeast. At ground floor level, it would project 1.86m sideways, sitting flush with the front of the property, with a length / depth of 8.343m, mono pitch roof height (to the front) of 3.227m and an eaves height of 2.355m. A gap of 0.15m would be maintained to the boundary shared with No.118 Beresford Road. At first-floor level, the extension would project 1.86m sideways, with a setback of 2m from the front of the property, a length / depth of 6.35m, hipped roof height of 7.418m (set 1.131m below the existing ridge line), with an eaves height of 5.238m (to match the existing). A gap of 0.15m would be maintained to the boundary shared with No.118 Beresford Road.

The porch extension would be sited at the front of the property, replacing the existing porch canopy, facing northeast. It would project 1.066m frontwards, with a width of 2.489m, mono pitch roof height of 2.863m and an eaves height of 2.336m. A gap of 2.01m would be maintained to the boundary shared with No.118 Beresford Road, and a gap of 3.46m would be maintained to the boundary shared with No.114 Beresford Road.

Overall, the siting, scale and massing of the proposal is deemed acceptable. This is on the basis that the developments would read as subservient additions to the property in terms of their dimensions, with the side extension featuring a 2m first floor setback and reduced ridge height, which would be in-keeping with the precedent set by existing extensions in the surrounding locale, (with No.152 Beresford Road, 127484/FH/2020, also featuring a 2m first floor setback). It is therefore understood that the proposal would not result in 'excessively large or bulky' additions to the property.

The proposal is therefore considered to accord with policy DC1 of the UDP, and policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the proposal would be built of brickwork, roof tiles, windows and doors to match the existing.

At ground floor level, the side extension would feature one window to the front, one window to the rear, and a blank side elevation. At first-floor level, it would feature one window to the front, one window to the rear, and a blank side elevation. Its roof would be blank and featureless.

The front porch extension would feature one inward-opening door to the front, and one window to each of its side elevations. Its mono pitch roof form would be blank and featureless.

The proposal is relatively standard in terms of its scale and design and would be in-keeping with the existing precedent of residential extensions in this area. Sited at the front and side of the property, the proposal would be visible within the street scene and public realm, however its use of matching materials should ensure that it does not form a prominent visual feature. The overall character of the property and its surrounding area would therefore not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given the subservient dimensions of the side extension in relation to the host dwellinghouse, combined with its siting to the south of the existing property, it is considered 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 blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given the single storey nature of the porch extension, combined with its considerable gaps to the plot's shared boundaries, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, loss of privacy, or loss of outlook, nor should it introduce an overbearing presence into the area.

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Waste storage – the proposal would result in the loss of external access to the rear of the property, meaning refuse bins would have to be stored to the front. In order to mitigate any visual harm caused as a result of this, details of a secure, ventilated, screened bin store have been included on the approved plans and conditioned accordingly, pursuant to policies DM1 and EN19 of the Core Strategy.

Parking – the current parking arrangements would be unaffected by this proposal.

Other matters – the proposal also includes a number of alterations to the existing single storey rear extension. These are listed below:

- Alteration of the roof pitch of the existing extension with its height amended from 2.965m to 3.683m and its eaves amended from 2.26m to 2.565m.
- Installation of two flat skylights to its rear-facing roof slope.
- Replacement of the existing window and door along its rear elevation with a set of bi-folding doors.

These alterations are considered acceptable given their limited impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposed extension 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, 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 labelled:

-‘Proposed side double extension. New roof to rear single extension. New porch. Internal Alterations’, numbered ‘43’, stamped as received by the City Council as Local Planning Authority on the 17th January 2024.

-‘Proposed side double extension. New roof to rear single extension. New porch. Internal Alterations’, numbered ‘44A’, stamped as received by the City Council as Local Planning Authority on the 8th April 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 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) 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) The proposed bin store, shown on approved drawing ‘Proposed side double extension. New roof to rear single extension. New porch. Internal Alterations’, numbered ‘44A’ shall be implemented and be in place prior to the first use/occupation of the extension(s) and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

21 Elsdon Road, Manchester, M13 0TQ
143 Beresford Road, Manchester, M13 0TA
Flat B, 143 Beresford Road, Manchester, M13 0TA
Flat A, 143 Beresford Road, Manchester, M13 0TA
118 Beresford Road, Manchester, M13 0TB
114 Beresford Road, Manchester, M13 0TB
25 Elsdon Road, Manchester, M13 0TQ
23 Elsdon Road, Manchester, M13 0TQ
145 Beresford Road, Manchester, M13 0TA

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA