

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139326/FH/2024

Date registered valid: 21 February 2024

Proposal: Erection of single storey and first floor rear extension to provide additional living accommodation.

Address: 17 Stanton Street, Manchester, M11 4NH

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Maxwell Okoli

Agent (if any): Dr Kanadi Jagafa Mason and Marlowe Ltd

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 April 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 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: No

Tree Preservation Order: NO

The property is in an established residential area and is predominantly characterised by terraced family dwelling houses and lies within the Clayton and Openshaw Ward of Manchester. The site is a mid-terraced property with amenity space to the rear. The property currently has a modest ground and first floor extension similar in dimensions to the neighbouring property.

Description of development

The proposal includes the erection of single storey and first floor rear extension to provide additional living accommodation. The first-floor extension sits onto of an existing outrigger and the ground floor extension projects an additional 2170mm from the existing.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

Issues

Policy & Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF)

Places for Everyone (2024)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The plan was adopted by the Council on 20 March 2024 and will come into effect from 21 March 2024. The plan sets out the kind of development that takes place across the city-region. It maximises the use of brownfield land and urban spaces; protects green belt land from the risk of unplanned development; releases some sites for housing and employment in key locations; ensures we integrate all new developments into Greater Manchester's transport network. Otherwise, new roads and transport will support them. The Plan and its policies are now a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Issues

Principle of the Proposal - The principle of the proposal is considered acceptable given that a number of neighbouring properties have been extended in a similar fashion. Notwithstanding this, the potential impact upon existing levels of residential and visual amenity must be assessed.

Design and Siting - The design and siting of the proposed extension is considered acceptable and would complement the existing property.

Residential Amenity - Given the design and siting of the rear extension it is not considered that it would lead to an undue reduction in the current levels of residential amenity enjoyed by neighbouring residents. The scheme increases the ground floor rearward projection by 2170mm and the first floor projection by 690mm. The neighbouring property no 19 Stanton Street has an existing first floor extension. There is one additional bathroom window inserted on the existing rear elevation at first floor level that will be obscurely glazed.

Visual Amenity - Given the design and siting of the extension, it is not considered that the proposal would have an unduly detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the property.

Pedestrian and Highway Safety - The proposal will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the site.

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

The application has been determined in a positive and proactive manner. In this instance no issues have arisen during consideration of the proposals and appropriately worded conditions are proposed.

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:

Location Plan, Proposed Site Plan, Proposed Floor Plans and the Proposed Elevations, stamped as received on the 16 April 2024.

Reason - To ensure that 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 building in type, size, colour and texture, as stated in the Householder Application Form.

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) Before first occupation, the first-floor bathroom window, shown on drawing titled, Proposed Floor and Elevation, stamped as received on the 16 April 2024, shall be obscure 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 - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans. Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework.

Appendix 1 – List of consultees & neighbours notified

19 Stanton Street, Manchester, M11 4NH
14 Stanton Street, Manchester, M11 4NH
10 Stanton Street, Manchester, M11 4NH
8 Stanton Street, Manchester, M11 4NH
15 Stanton Street, Manchester, M11 4NH
12 Stanton Street, Manchester, M11 4NH

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
Area Team Boundary - Name: NORTH AREA