

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137513/FH/2023
Date registered valid: 10 July 2023
Proposal: Erection of single storey side and rear extensions.
Address: 11 Circular Road, Manchester, M20 3LE
Ward(s): Didsbury West Ward

Applicant: Mr Mat Lake
Agent (if any): Mr Ralph Taylor, Paul Butler Associates
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 December 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: December 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 July 2023 Expired: 10 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

The property that is the subject of this householder application is a Victorian 3 storey brick built semi-detached dwellinghouse. It has bay windows to the ground and first floors and a timber and tiled porch. It occupies a corner plot at the junction of Circular Road and Gordon Place in the Didsbury West ward of the City. It has garden area to three sides with the boundaries comprising of low wall with timber fencing above on the side and rear boundaries and low wall running along the frontage.

There is an existing single storey side extension in the form of a garage on the side of the property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties of a similar age and type to the proposal site. Many of the properties have had the benefit of extensions, with many of the corner properties having similar infill extensions to the ones currently under consideration at 11 Circular Road.

Description of development

The proposal is for the erection of a single storey side and single storey rear infill extensions. The garage is also to be converted to additional living accommodation, however, this would be done under Permitted Development and is not under consideration as part of this application. The extension to the rear will create a utility room whilst the side extension would provide additional living accommodation in the form of a lounge that would be created through the conversion of the garage. To the rear is currently a double fence between number 11 Circular Road and number 1 Gordon Place. The internal fence would be removed to facilitate the rear

extension retaining the fence along the common boundary. The side extension would sit within the existing recess between the garage and the dwellinghouse.

The extension to the rear would be constructed of red brick as per the host property and would have a glazed roof with high level windows. The extension that is proposed to the side would be of a lightweight glazed construction. The garage opening would be filled in and rendered to match that element of the existing property.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policy and 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 Manchester Core Strategy.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- 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 Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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

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. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report. Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are 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.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, detrimental impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable the proposed development is modest and it is not considered that there are factors of sufficient weight to merit a refusal of the application.

On balance, the proposal is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The applicant seeks permission for the erection of a single storey rear and side extension. There is currently a double fence line along the common boundary with number 1 Gordon Place. The internal line of fencing is to be removed to facilitate the development. The utility room will be constructed of brick in this underutilised space. The roof will be of a lightweight construction being constructed of glazed panels. There will be high level windows set at 1.7m above floor level and these will be restricted opening and obscurely glazed. The extension will be a continuation of the mono-pitch to the rear of the existing garage which enables the height of the proposed rear extension to be kept relatively low and will not protrude a great extent beyond the retained boundary fence between number 1 Gordon Place and 9 Circular Road. This is further masked by the established tree planting on the boundary. As such it is considered that there is no detrimental impact upon the neighbouring properties.

It results in an improvement to the amenity space for the occupants of number 11 Circular Road as this increases the usable internal space by repurposing an unused yard area. The single storey infill extension that will sit adjacent to the porch is set within the existing recess, and as such would not result in a detrimental impact upon the residential amenity of the neighbouring properties.

The remainder of the amenity space is to the side and front of number 11 Circular Road, and whilst not a traditional rear garden is still behind a boundary fence and affords an acceptable amount of privacy.

On balance the proposed extensions are not considered to have an unacceptable impact on the level of amenity currently enjoyed by the neighbouring properties.

Visual Amenity

The materials on the extension to the rear will match those of the existing property and will not be visible within the street scene as it will be located to the rear of the garage. The extension to the side of the property is lightweight, glazed and will not project any further forward of the building line than the main dwellinghouse. As such it will have no greater impact than the addition of a porch would have.

It is therefore considered that the proposed development would not result in a detrimental impact on the visual amenity of the neighbouring properties, nor upon the character of the property itself or the area within which it is located. As such it is considered to accord with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

In the context of the existing relationship to the neighbouring properties and the repurpose of an underutilised area of land the siting is considered to be acceptable. The scale and massing of the extensions are not considered to result in a detrimental impact on the existing levels of

amenity, and the proposals are modest when viewed in the context of the size of the host property and those of the neighbouring properties. There are similar properties within the immediate area which are of a similar scale.

It is therefore considered that the design, scale and appearance of the proposed extension is appropriate and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use matching bricks together with the introduction of lightweight glazing materials. The design of the extensions have been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear number 9 Circular Road and number 1 Gordon Place. It is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Waste management

Not affected by this proposal

Parking

Whilst it is acknowledged that the existing garage is to be lost to a conversion to additional living accommodation, planning permission is not required for the change in the space. However there will be space to the front of the existing garage retained for in curtilage parking.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, whilst also enabling the occupants to change the property to meet changing household needs without having a detrimental impact upon either the residential or visual amenity of the neighbouring properties. There are no material considerations of sufficient weight to indicate otherwise.

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. There were no issues of sufficient weight to merit refusal, and the application has been determined in accordance with both national and local policies.

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:

Site Location Plan

- Drawing ML - 01 - 07 R1 'Ground Floor Plan Proposed Rev 1'
- Drawing ML - 01 - 08 R1 'Roof Plan Proposed Rev 1'
- Drawing ML - 01 - 09 R1 'Side Elevation from Circular Road Proposed Rev 1'
- Drawing ML - 01 - 10 R1 'Side Elevation towards Circular Road Proposed Rev 1'
- Drawing ML - 01 - 11 R1 'Front Elevation from Gordon Road Proposed Rev 1'
- Drawing ML - 01 - 12 R1 'Rear Elevation towards Gordon Road Proposed Rev 1'
- Drawing ML - 01 - 13 R1 'Detail Sections through Conservatories Rev 1'
- Drawing ML - 01 - 14 'Site Plan Proposed'

Dated 5th July 2023

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, and as stated on the Householder Application Form and accompanying planning statement.

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 any glazing in the windows on the side (eastern) elevation serving the shower and WC 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 residential property 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 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 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

13 Circular Road, Manchester, M20 3LE
6 Circular Road, Manchester, M20 3LP
1 Gordon Place, Manchester, M20 3LD
9 Circular Road, Manchester, M20 3LE
4A Circular Road, Manchester, M20 3LP
8 Circular Road, Manchester, M20 3LP
4 Circular Road, Manchester, M20 3LP

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