MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138929/FH/2023
Date registered valid:	29 December 2023
Proposal:	Erection of a two storey side extension.
Address:	56 Beverly Road, Manchester, M14 6TG
Ward(s):	Withington Ward
Applicant:	Mr Masoud Abdo
Agent (if any):	Mr Eu Ang
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19th February 2024**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 7 February 2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 2 January 2024 Expired: 23 January 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 site relates to a two storey semi detached property in the Withington Ward area of Manchester. The property has an attached garage to the side and single storey rear extension. The property features gable fronted bay windows with an enclosed recessed porch. Hardstanding lies to the front providing off street car parking with amenity to the rear. Boundary treatment consists of brick wall to the side with decorative coping stones, concrete panel wall to the rear and open plan to the front elevation.





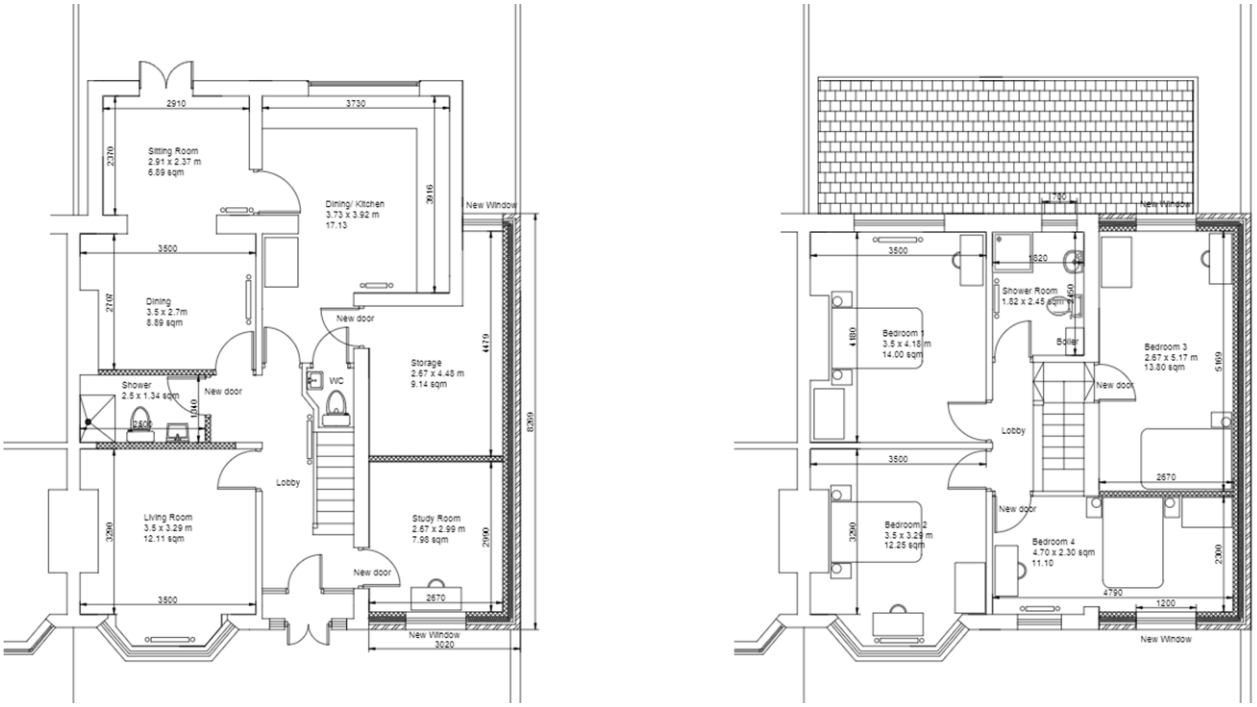
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This area is primarily residential in nature

Description of development

The applicant is seeking planning permission for the erection of a two storey side extension.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. Comments received in respect of this application were received, summary of comments as follows:

- The proposed development is out of character with our primarily residential area. The introduction of a large, purpose-built student accommodation could disrupt the aesthetic and community balance that currently exists.
- Student accommodations can often lead to increased noise levels and disturbances, particularly during evenings and weekends. This change could significantly impact the quality of life for existing residents, many of whom have young families or are elderly
- The area already faces challenges with parking availability and traffic congestion. Introducing a high-density accommodation without adequate parking provisions could exacerbate these issues, affecting both residents and emergency service access
- An influx of residents could put additional pressure on local services and infrastructure, including waste collection, public transport, and healthcare services, which are already under strain
- The height and positioning of the proposed building could lead to a loss of privacy for neighbouring properties, with overlooking windows and increased footfall around our homes
- We are also concerned about the environmental impact of the development, including the potential loss of green spaces, increased waste, and the carbon footprint associated with the construction and use of the building
- We understand the need for student accommodation in Manchester but believe that such developments should be carefully planned and located in appropriate areas that can support the increased density without detriment to existing communities.

Withington Civic Society – comments as follows:

- The Society raised concerns about this application with regards to the area already containing a large number of HMOs. The area is the subject of an Article 4 Direction, and already contains a large number of HMOs with all the problems this can cause.

- We are concerned in particular that the applicant wishes to extend the property in order to run it as a HMO. We appreciate that this is not the subject of the application. However:
- The proposed layout of the altered property appears to be more typical of a HMO than a family dwelling
- We are given to understand that the applicant also owns a similar house nearby which he has turned from a family home into an HMO
- Finally, we have reservations about the proposed development which appears to us to be an overdevelopment and inappropriate.
- Accordingly, Withington Civic Society strongly opposes the application.

Local member: Cllr Chris Wills commented on this proposal. The councillor sought confirmation that the property was to be used as a single family dwelling house and not a HMO.

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 Core Strategy Development Plan.
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 EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan

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.

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

The City 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.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue 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 and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

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

History

Previous planning applications relating to this site as follows:

Planning reference 069830/FH/2003/S1 - for the erection of a single storey part side/part rear extension to form garage and additional living accommodation. This application was approved on 26.11.2003.

Residential Amenity

Concern has been expressed that the property could become a house in multiple occupation, noise associated with a HMO, traffic problems, loss of privacy, environmental impact and pressure on local services. A local Civic Society and local member feel that this potential change is reinforced by the experience with other properties within the area and the fact that the applicant does not reside and the application site. The agent has confirmed in writing that the property is currently in use as a single family dwellinghouse and that this is to remain in use as such. To ensure this is adhered to, a condition has been attached for the property to remain in C3a use to protect the amenity of surrounding properties.

This property is a moderately sized semi detached dwellinghouse located on the south side of Beverly Road and like many other properties along this frontage, has undergone previous enlargements. This particular property features a single storey rear extension and attached garage to the side.

The extension would be sited along the side of the property in line with the principal elevation extending rearwards and would not extend beyond the original rear elevation. The roof would remain hipped and would be in line with the original ridge height of the property. It is considered that given the separation between the two properties no. 54 and 56 Beverly Road due to the alleyway/ginnel running between them, the result of terracing would not be a concern. The gap to the side created by the alleyway, creates a sense of space around the proposal, and allows the extension to be compliant to the main house and not form an incongruous feature within the street scene or detract from the character of the area.

Windows are proposed on front and rear; no windows are proposed along the side elevation. It is not anticipated that the location of the windows to the front and rear would provide any further harm than the existing front and rear windows and therefore are considered acceptable.

The City Council considers that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. Extensions to the front, side and rear are particularly popular in this area, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the side.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are 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 brick and tile as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and is considered acceptable and detailed as what is normally expected of such a structure.

On balance 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
Disabled access

Refuse

Given that access through the garage is to be removed for the refuse bins, the applicant has provided details of a bin storage area to the front of the property along the site boundary to the ginnel. The bins will be housed in a timber surround screened from the street. This would comply with policy EN19 of the Core Strategy.

Parking

There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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:

Received 29th December 2024 numbered EBB889-01-006 Proposed Elevation

Received 29th December 2024 numbered EBB889-01-007 Proposed Floor Plans

Received 18th February 2024 numbered EBB889-01-003 Existing and Proposed Site Plan

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 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 policy DM1 of the Manchester Core Strategy.

4) The development hereby approved is on the basis that the house is to be used as a Class C3a single residential dwellinghouse only and not a house in multiple occupation.

Reason - To protect the amenity and living conditions of the adjacent and surrounding residential properties from increased activity not connected with that of a single residential family home in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

58 Beverly Road, Manchester, M14 6TG
49 Rufus Street, Manchester, M14 6TQ
54 Beverly Road, Manchester, M14 6TG
3 Senior Avenue, Manchester, M14 6TT
19 Beverly Road, Manchester, M14 6TZ
17 Beverly Road, Manchester, M14 6TZ
21 Beverly Road, Manchester, M14 6TZ

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