

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137245/FH/2023
Date registered valid: 20 January 2024
Proposal: Erection of a single storey rear extension
Address: 27 Turnbull Road, Manchester, M13 0PZ
Ward(s): Longsight Ward

Applicant: Mr Gulam Chowdary
Agent (if any):
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 March 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: 29 January 2024 Expired: 19 February 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

Description of site / building / area

The application relates to a bay-fronted, 2-storey dwellinghouse in the Longsight ward of Manchester. The dwellinghouse has a slated pitched roof and existing single storey flat roof rear extension. The application site benefits from amenity space along the front, side, and rear elevations, with gated access along the gable elevation, including boundary treatment. The gable and first floor rear elevations of the original house have been rendered. The depth of the existing rear garden is approximately 6.6 metres. Car parking is along the street.

Site History

- o 135541/FH/2022 - Erection of single storey rear extension to form additional living accommodation, APPROVED, 01/2023.
- o 132640/FH/2022 - Erection of single storey rear extension to form additional living accommodation, WITHDRAWN 06/2022.

Description of development

The submitted plan proposes a single storey rear extension.

The proposed single storey rear extension would measure approximately, 4895mm deep x 5552mm wide x 3455mm maximum height. It would project from the rear building line of the original dwellinghouse, and along the common shared boundary with 25 Turnbull Road approximately 4895mm deep and come forward of the common shared boundary with 29 Turnbull Road approximately 5552mm wide and return forward of the rear building line of the original house. The proposed width of the extension would not project beyond the existing building line along the gable elevation of the original dwellinghouse, and the existing gated access along the gable elevation would be unaffected. The proposed extension would incorporate a flat roof design with 1no. roof lantern centrally place along the roof elevation, including 1no. door along the rear elevation flanked by windows either side. In terms of external facing materials, the outer wall would be constructed of blockwork and rendered to match the main building, with UPVC windows, doors and soffits to match.

Consultations & Notification Responses

1. Local residents

No comments, objections or representation received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

2. Places for Everyone

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.

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

4. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

- o Chapter 2: Design

ISSUES

Principle of development

The principle of extending one's home is acceptable and the planning system accommodates this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on visual and residential amenity.

Residential and visual amenity

Impact of works (single storey rear extension) - The width of the proposed extension would not project beyond the existing building line along the gable elevation of the original dwellinghouse, and the existing access along the gable elevation would be unaffected, the proposal would also be single storey, and due to the depth of rear garden that would be retained, together with the proposed separation distance that would be retained from those properties along the rear elevation; specifically, no.15 Raincliff Avenue. Furthermore, whilst the proposed rearward projection at approximately 4895mm would be approximately (1225mm) in excess of the guidance set out in saved UDP policy DC1.3 regarding rearward extensions, it is within the limitations for a larger homes extension application, and therefore, it is considered that the proposal could be accommodated in this location in this instance as there are no overbearing, overshadowing or loss of privacy impacts. It is however recommended further conditions are attached limiting any further windows and door openings. This is considered necessary to safeguard residential amenity.

Impact of works (Design and appearance) - The proposed flat roof design would not be the preferred option in terms of designing out crime, as it presents a greater potential to get an easy foothold to climb onto the roof. However, this design may be better suited for the proposed roof lantern. In addition, the proposed external facing materials involving render would not be the preferred option; however, the existing house is in-part rendered along the gable and rear elevations, and it is intended to match the render colour with that of the main building. Therefore, as the extension would not be visible along the highway it could be accommodated in this location in this instance as there would be no significant adverse impact from visual intrusion, and therefore, for these reasons, and on balance, it would not warrant the refusal of planning permission. A condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19, T2 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no comments or objections have been received in response to this application.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the applicant but have attached appropriate conditions to the approval.

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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 09 June 2023.
- o Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 09 June 2023.
- o Supporting Information / Notes, received by the City Council as the Local Planning Authority on 09 June 2023.
- o Existing & Proposed Plans and Elevations, Drawing No: 2789, received by the City Council as the Local Planning Authority on 22 January 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 (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

3) The materials used to construct the external elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the submitted information and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

4) 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 development hereby approved other than those stated on: Existing & Proposed Plans and Elevations, Drawing No: 2789, received by the City Council as the Local Planning Authority on 22 January 2024.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of

the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

25 Turnbull Road, Longsight, Manchester, M13 0PZ
29 Turnbull Road, Longsight, Manchester, M13 0PZ
36 Turnbull Road, Longsight, Manchester, M13 0PY
34 Turnbull Road, Longsight, Manchester, M13 0PY
15 Raincliff Avenue, Manchester, M13 0TD
32 Turnbull Road, Longsight, Manchester, M13 0PY

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
Area Team Boundary - Name: NORTH AREA