

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137933/FH/2023

Date registered valid: 11 September 2023

Proposal: Erection of a single-storey rear extension and part single, part three storey side extension to form additional living accommodation

Address: 8 Stephen Hunt Street, Manchester, M4 6JX

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Markos Loizou

Agent (if any): Mr Angel Muzas

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1st February 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: November 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 September 2023 Expired: 3 October 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 three storey semi -detached new build property with a contemporary appearance incorporating parapet dormer roof designs to the front, constructed in red brick with projecting brick detail, together with brown brick detailing around the fenestration. There is a single storey outrigger to the rear which is part of the original construction. There is currently no garage with just driveway parking, there are gardens to the front and rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature forming part of the Miles Platting PFI regeneration area comprising of new build properties together with upgrades to the existing housing within the area and upgraded infrastructure and introduction of new parks and pocket parks, upgraded canal walks and replacement boundary treatments. The property is located within a sustainable neighbourhood being easily traversed by alternative modes of transport to the car.

Description of development

The proposal is for the erection of a part single part three storey side extension together with a single storey rear extension to create a garage and additional living accommodation

Consultations & Notification Responses

Local residents were informed- Three representations have been received. There were no objections but did raise the following issues- Concerned that the extension would take away

light from my garden. The construction could result in dirt and dust. The proposal may cause a break in harmony in the aesthetic of the street.

The current owner does not have a car but worry that if a new owner took over the property that the car parking space would have been removed because of the side extension, otherwise no issues.

I currently can see through the gap between the properties and see the sunlight through it, this would be removed if the side extension was built. Bats use the gap to travel through the canal, and my view of the canal from my upper floor would be lost. A single storey side extension would be preferable.

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)

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

Principle

The principle of extending an existing residential property to create additional living accommodation in an established residential area is considered acceptable. Full assessment however must be given to any impacts upon residential and visual amenity, and upon the character of the area within which it is located.

Residential Amenity.

The submitted application is for the erection of a part single part three storey (into the roof-space) side and single storey rear extensions. The extensions to the existing dwellinghouse would provide additional living accommodation in the form of garage, open plan kitchen/ diner and utility room to the ground floor, with reconfiguration of existing accommodation together with office, playroom, en-suite bathroom and large storage area over the first and second floors. The extension to the side would be set back from the front to the ground floor but would not be set down at the ridge level as this would have a greater impact upon the character of the property in the street scene, as the next pair of semis are only two storey, so with the set back at ground, and the slight gap retained to the boundary, together with the slight staggering of the location of the properties on their respective plots, terracing will not be an issue.

The 3 storey side extension ends at the rear building line of the original dwellinghouse. There are no windows proposed in the side elevation of the extensions, with these being in the front and rear elevations overlooking the applicants own garden. It is not considered that the proposal would have a detrimental impact upon overlooking or loss of privacy for either number

6 or number 10 Stephen Hunt Street. It would project from the side by 3.04 metres, with the rear single storey extension occupying the full width of the property.

The roof would remain as a gable. Given the slight staggered building line, the differences in height the first- floor setback and the small gap retained to the boundary it would not result in any terracing effect. The potential development gap would still be capable of being shared by both properties. The rearward projection is relatively modest and single storey and as such it is not considered that there would be any negative impacts arising from overlooking, loss of light or loss of privacy, and the proposals would not have a detrimental impact upon the level of amenity currently enjoyed by the occupants of the neighbouring properties. Whilst it is acknowledged that the proposed side extension would result in a different view from the properties on Garforth Avenue, the distance between the buildings is over two garden depths, and views across other peoples' gardens is not considered to be a planning issue.

Visual Amenity

The property being three storey currently presents visually different to the next set of properties within the street scene with the three storey town houses being book ended by the two storey semi- detached houses, so the property sits between 2 pairs of two storey properties. The character changes further along, as the mews properties turn the corner which gives a different visual within the character of the street scene, however as the materials to be used would match those of the existing dwellinghouse, and the design of the extension mirrors the existing property, it will present as a similar frontage within the street scene. It is not considered that the proposal would have a detrimental impact upon the character of the property itself, the area within which it is located nor upon the visual amenity of the neighbouring properties.

The proposal would post development retain an acceptable amount of usable amenity space for the occupants of number 8 Stephen Hunt Street.

Materials

The materials to be used would match those of the existing property and an appropriate condition to that effect would be attached to any consent granted.

Design and Siting- The design has been based upon the existing properties and consideration has been given to the siting and the impact upon neighbouring properties with the three storey only being alongside the property and not at the rear. The design and siting are considered acceptable.

Bin Storage- Given the extension to the side of the property the bins would have to be stored to the frontage. these are to be located to the front of the kitchen window, a condition requiring the details of an appropriate bin store would be attached to any consent granted. This has not been covered in the detail as to where the bins would be stored post development. As such a condition requiring the details of the design and location of an appropriate bin store will be attached to any consent granted.

Parking- The proposal will retain space for one vehicle with the construction of the garage to the side of the property. A condition will be attached to any consent granted requiring the retention of the garage as a parking space to ensure that an in- curtilage space is retained with the property to ensure that this is in line with national and local policy.

Overall, the proposed extensions are considered not to create any significant impact in terms of visual and residential amenity within the character of the general area.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the property is retained through the styling of the proposed extensions, and the use of the same materials as used in the construction of the original property. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered 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, or the character and appearance of the surrounding street scene, and 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Negotiations took place with regards to the dimensions of the garage and a scheme that can now be supported with the attachment of appropriate conditions was achieved.

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:

0300- Rev A Proposed site layout received 29th August 2023

0301- Rev B Proposed Ground Floor Plan received 11th January 2024

0511- Rev B Proposed Elevations received 11th January 2024

0502-Rev A Proposed Side Elevation received 29th August 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, including mortar and patching in and as stated on the Householder Application Form and annotated on drawing ref:0511 Rev B Proposed Elevations.

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) Prior to the first occupation of the development hereby approved, detailed designs including location, specification and materials of a bin store to accommodate the storage of the bins to the property frontage shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme 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.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (amended) (or any Order revoking and re-enacting that Order with or without modification), no garage shall be used for any purpose which would preclude its use for the parking of a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.

Reason - The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

6) 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). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

7) 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

11 Garforth Avenue, Manchester, M4 6JS
9 Garforth Avenue, Manchester, M4 6JS
7 Garforth Avenue, Manchester, M4 6JS
13 Garforth Avenue, Manchester, M4 6JS
15 Garforth Avenue, Manchester, M4 6JS
17 Garforth Avenue, Manchester, M4 6JS
10 Stephen Hunt Street, Manchester, M4 6JX
6 Stephen Hunt Street, Manchester, M4 6JX
12 Stephen Hunt Street, Manchester, M4 6JX

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 - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA