

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139203/FH/2024
Date registered valid: 7 February 2024
Proposal: Erection of a first-floor rear extension to form additional living accommodation.
Address: 66 Bankside Road, Manchester, M20 5GD
Ward(s): Didsbury East Ward

Applicant: Matthew Daly
Agent (if any): Tomislav Vuletic Flocc Studio Ltd
Case officer: Jake Walther
Email: jake.walther@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **11/03/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21/02/2024

Standard consultations:

Printed: 15 February 2024 Expired: 7 March 2024

Neighbour notifications

Printed: 15 February 2024 Expired: 7 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

The site relates to a two-storey 1950/60s style semi-detached property in the Didsbury East Ward of Manchester. The property features hardstanding for vehicle parking with a garage for additional parking/storage. There is landscaping to the front and rear of the property.



Figure 1. Main view of property.



Figure 2. Rear view of property

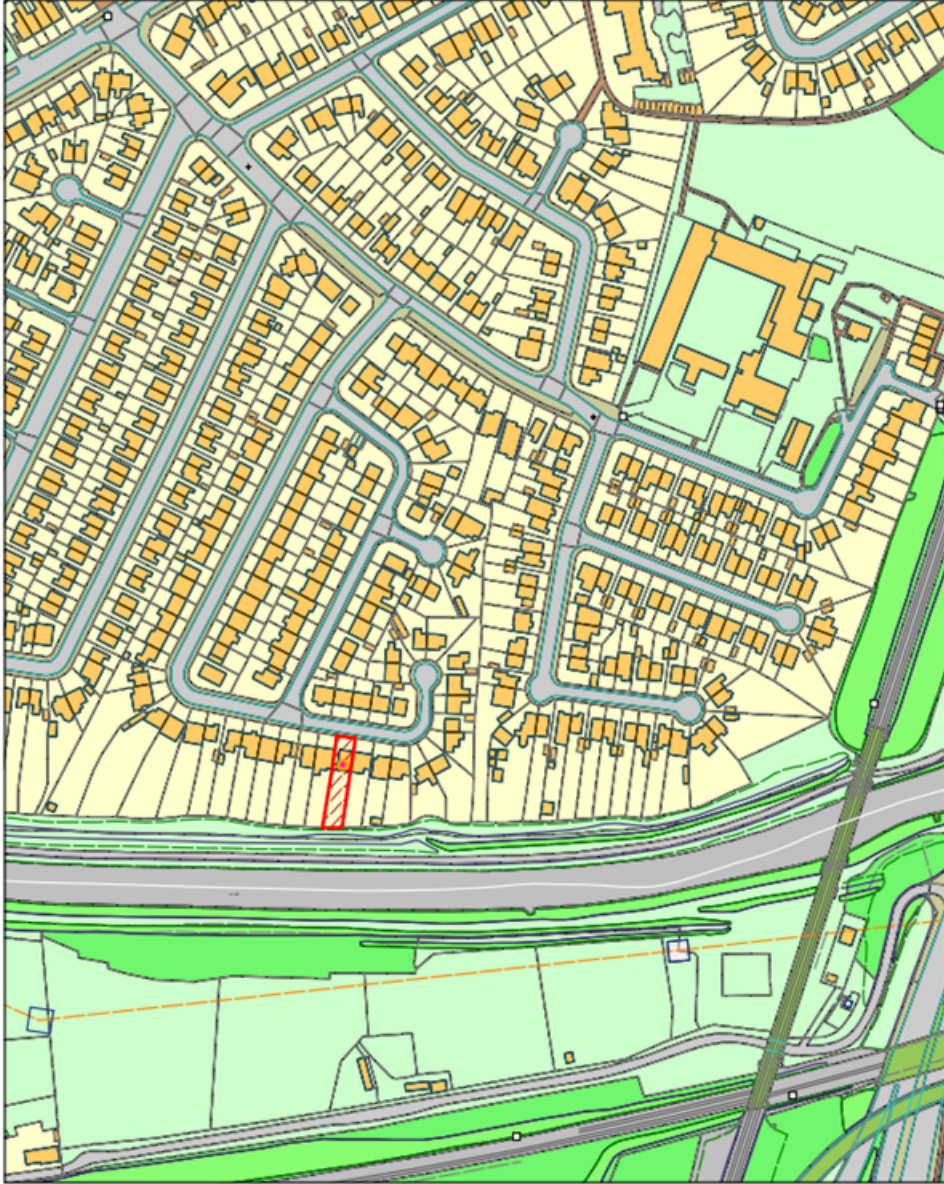
Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Bankside Road is a residential street situated within the Didsbury East Ward of Manchester, near to the banks of the river Mersey. The area is predominantly residential in terms of its character, consisting of semi-detached residential properties. The property is in close proximity to the Kingsway (A34), Broad Oak Primary School and the various green spaces along the river.



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Description of development

The applicant is seeking permission for the erection of a first-floor extension to the rear of the property. The proposed extension will extend the first floor out to the same projection as the existing ground floor projection, it will feature a pitched roof with a maximum height of 6.3m with 1no. window on rear elevation and 1no. window to the side elevation. The proposal also includes a new 1140mm x 1398mm skylight window on the roof of the existing rear ground floor extension.

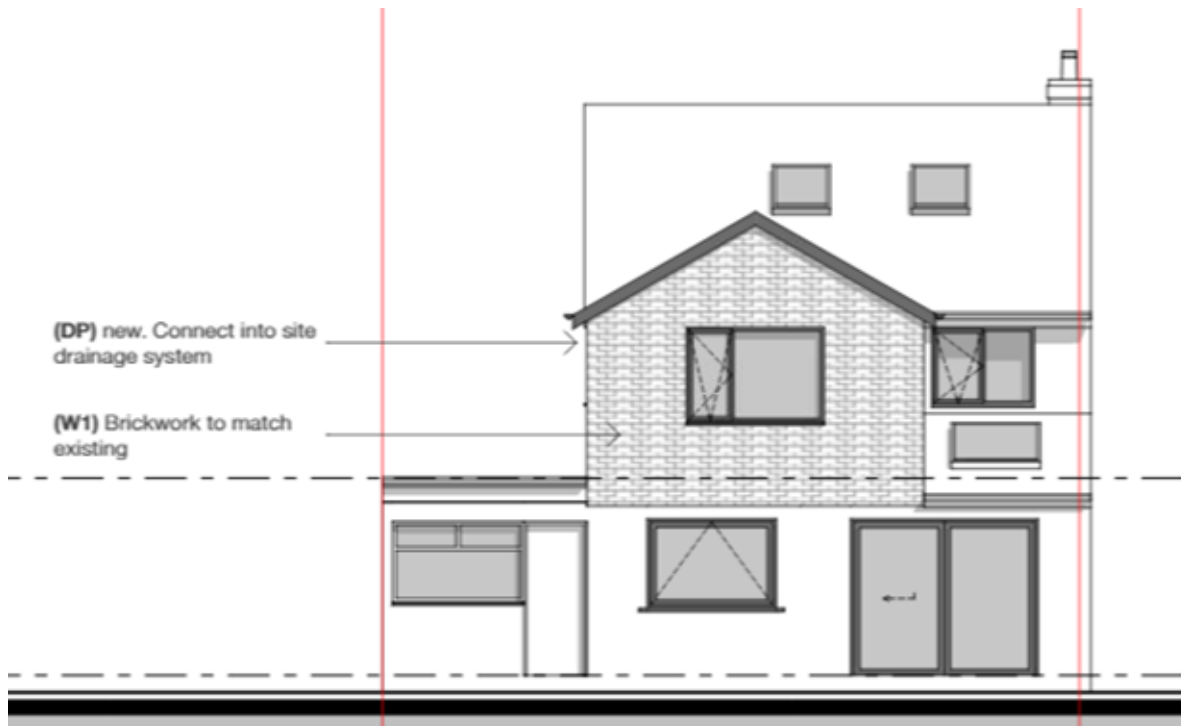


Figure 3. Proposed rear elevation.

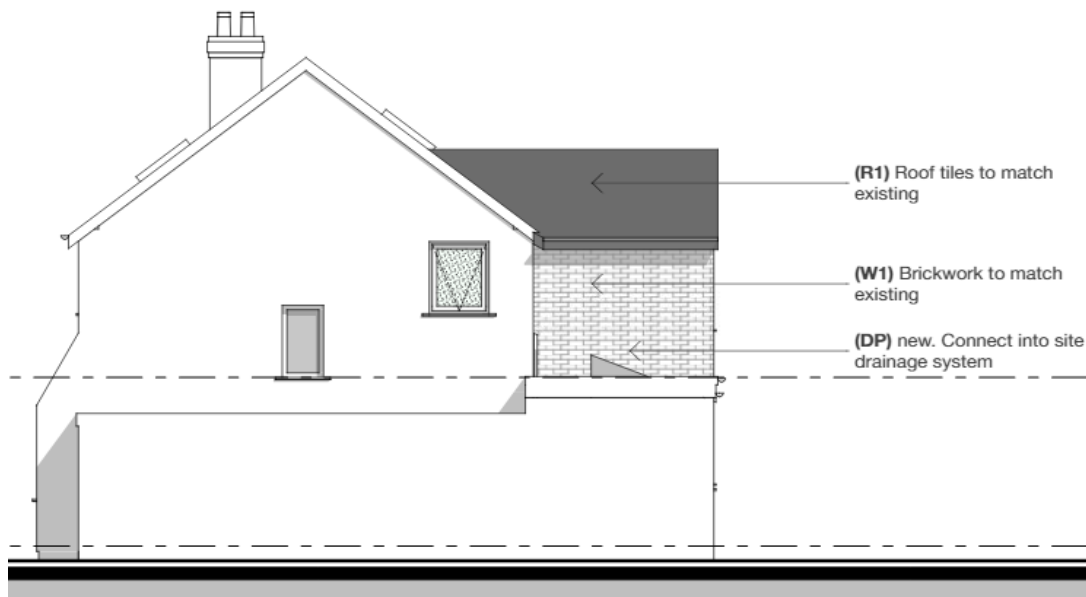


Figure 4. Proposed side elevation.

Planning History

40719/FH/1992 - Single storey extension side and rear of dwellinghouse to form extended kitchen and dining room, utility room and garage - Approved

Consultations & Notification Responses

Local Residents

As per Appendix 1, people who live near the area were told about the proposal. No one commented, objected, or gave their opinion on this application.

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application.

No comments or objections were received in relation to this application.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application.

No comments or objections were received in relation to the proposal, furthermore the addition of a first-floor extension will not be impacted by the flood zone.

Policy

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

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places for Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e., from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is 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.

The following policies are relevant:

- S1- Sustainable development
- S2 – Carbon and energy

- S5 – Flood risk and the water environment
- H1 – Scale, distribution and phasing of new housing.

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

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

Issues

Policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle

The submitted application is for the erection of a first floor rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

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

Sitting, scale and mass

The first floor extension would be sited at the rear of the property, atop the existing single storey extension with a projection of 2715mm from the existing first floor exterior wall. The roof will have a maximum pitch of 6.3m from the ground with the maximum height for the side elevations being 5m from the ground. The proposed extension will be set back from both neighbouring properties with a 2m gap to the boundary of 68 Bankside Road and a 2.6m gap to the boundary of 64 Bankside Road.

The 2715mm rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3650mm) and given the subservient dimensions of the proposal in relation to the host dwellinghouse, it is deemed acceptable as it would not result in 'excessively large or bulky' additions to the property.

The proposal therefore accords with policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Residential Amenity

Given that the rear extension will be situated away from the boundary to neighbouring properties, with a maximum height of 6.3m, it is considered that the proposal should not cause an undue loss of light for neighbouring residents nor introduce an overbearing presence into the area. The proposal does include 1no. new window to the side elevation of the property, however, given the blank side elevation of the neighbouring property, that it is set back from the property boundary and the obscure glazing condition stipulated below, it is not considered there will be an undue loss of privacy for neighbouring residents.

In addition, no objections were received in response to this application.

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Design

The proposal for a first-floor rear extension would be built from brickworks and roof tiles to match the existing. Its side elevations would be blank and featureless, whilst the rear elevation would feature one window. One flat skylight would be featured atop of the roof of the existing ground floor extension.

The proposal is relatively standard in terms of its scale and design and would be in-keeping with the existing precedent of residential extensions in this area. Sited at the back of the property, the rear extension would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Waste Storage

The current waste storage arrangements would be unaffected by this proposal.

Parking

No change to parking arrangements would occur as a result of the proposal.

Conclusion

Given the above issues, it is considered that the proposed first floor rear extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:

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. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing - Location Plan -07 Feb 2024 – Drawing number – 'WD2.1'
- b. Drawing –Proposed Elevations 7 Feb 2024 – Drawing number -'WD5.3. WD5.4'.
- c. Drawing – Ground floor plan 7 Feb 2024 – Drawing number – 'WD3.3'
- d. Drawing – first floor plan 7 Feb 2024 - Drawing number – 'WD.3.4'.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

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 policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure Glazing

Before first occupation, the new bathroom window on the first-floor western elevation 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management

64 Bankside Road, Manchester, M20 5GD
37 Bankside Road, Manchester, M20 5QE
68 Bankside Road, Manchester, M20 5GD
41 Bankside Road, Manchester, M20 5QE
39 Bankside Road, Manchester, M20 5QE

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 45M
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Green Belt Land - Green Belt Area (LDF)
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA