MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138030/FH/2023
Date registered valid:	14 September 2023
Proposal:	Erection of two storey side and part single part two storey rear extension to form additiona living accommodation.
Address:	83 Plymouth Grove, Manchester, M13 9LU
Ward(s):	Ardwick Ward
Applicant:	Mr Alan Wu
Agent (if any):	Mr Gooding LDM Group
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	8 November 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 October 2023

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 22 September 2023 Expired: 13 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application relates to a modern, semi-detached dwellinghouse situated within a row of properties of similar type in Ardwick ward. The application building benefits from amenity space along the front, side, and rear elevations, a front driveway, including boundary treatment. There is an existing electricity substation to the back of pavement and forward of the front building lines of the application building and no. 81 Plymouth Grove. Along the common shared boundary with no. 81 Plymouth Grove, there are existing built form / canopy structures within the side gardens of both properties; in addition to further built form along the rear gardens. The general area is mixed-use in character, the former Plymouth Grove pub to the west, is a grade II Listed Building, Lauderdale Crescent to the north and two-storey housing to the east. The site is part of the 26-hectare Plymouth Grove estate PFI site in Ardwick, now known as Grove Village, which is currently undergoing significant redevelopment.

Site History:

- 136283/FH/2023 - Erection of two storey side extension and part single, part two storey rear extension to form additional living accommodation - REFUSED 04/23.

- 134841/FH/2022 - Erection of 2-storey side and part single, part 2-storey side extension to form additional living accommodation following demolition of side canopy - REFUSED 11/22.

Description of development

The submitted application proposes the erection of two storey side and part single part two storey rear extension to form additional living accommodation.

This application is a re-submission following refused planning application (reference nos. 136283/FH/2023, 134841/FH/2022) and subsequent pre-application advice.

Following negotiations, the initially submitted plan has been revised in the interest of residential amenity, and revised plans subsequently, (dated 07/11/23). The revised plan would comprise of:

- The initially proposed ground floor rearward projection at 4500mm has been pulled in. The revised proposed ground floor rearward projection would not exceed 3957mm.

- The proposed ground floor window along the side elevation (to serve the annotated "LOUNGE") would be non-opening and obscurely glazed, (correspondence from agent dated, 23/10/23)

The revised proposed extension along the ground floor would be set-back approximately 2470mm from the front building line of the original dwellinghouse and would retain a separation distance of approximately 1902mm from the common shared boundary with no.81 Plymouth Grove proposed, whilst maintaining a proposed width of approximately 2300mm along the front elevation. It would then run along the side elevation of the existing house and the common shared boundary with no.81 Plymouth Grove approximately 10390mm long and come forward of the common shared boundary with no.85 Plymouth Grove approximately 6850mm wide and return forward of the rear building line of the original house, whilst retaining a small gap of approximately 150mm from this boundary. The proposed ground floor element would incorporate a lean-to pitch roof design and include 1no. window along the front elevation, 1no. door and 1no. non-opening and obscurely glazed window along the side elevation, and 1no. window and French doors along the rear elevation. The proposed ground floor rearward projection would measure approximately 3957mm.

In terms of the proposed first floor element, it would also be set-back approximately 2470mm from the front building line of the original dwellinghouse and would retain a separation distance of approximately 1902mm from the common shared boundary with no.81 Plymouth Grove proposed, whilst maintaining a proposed width of approximately 2300mm along the front elevation. It would then run along the side elevation of the existing house and the common shared boundary with no.81 Plymouth Grove approximately 9088mm long and come forward of the common shared boundary with no.85 Plymouth Grove approximately 3780mm wide and return forward of the rear building line of the original house, whilst retaining a separation distance of approximately 3260mm from this boundary. The proposed first floor element would incorporate a combined pitch to hip roof design, with a lower roof height, compared to the existing house and include 1no. window along the front elevation and 1no. window along the rear elevation. The proposed first floor rearward projection would measure approximately 2671mm. It is intended to use matching materials.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

2. Environmental Health

Environmental Health have advised following condition to be attached to this application:

1. Gas membrane condition.
2. Contaminated land Watching brief condition.

POLICY

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

1. The National Planning Policy Framework (NPPF), (July 2021):

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

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

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

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

- Chapter 2: Design

ISSUES

In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 07/11/23).

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 (two storey side and part single part two storey rear extension) - In light of the pre-existing contextual relationship along the immediate boundaries and given the revised plans, (dated 07/11/23), it is not considered that the revised proposed scale would be unduly visual intrusion and the impact from massing has been overcome through the revised plans. Moreover, the overall proposed rearward projection along the ground floor at 3957mm would be only (307mm) in excess of the guidance set out in saved policy DC1.3(a) regarding rearward extensions, although it would be within the limitations for a larger homes extension application. Furthermore, the overall proposed rearward projection along the first floor at 2671mm, is line with the limitations for Householder General Permitted Development. The proposed development would also allow for amenity space to be retained along the side and rear of the application property, and the existing car parking and refuse management arrangements would be unaffected. It has also been confirmed that the proposed ground floor window along the side elevation (to serve the annotated "LOUNGE") would be non-opening/fixed pane and obscurely glazed, (correspondence from agent dated, 23/10/23). For these reasons, and on balance, and subject to planning conditions, it is considered that the revised proposal could be accommodated in this location, in this instance, as there are no undue overbearing adverse impacts from massing, nor would the proposal result in undue overlooking 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) - In design terms the proposed development would reflect the characteristics of development in the area, and in terms of proposed materials, it is intended to use external facing materials in keeping with the original house, although a materials 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, wheeled bins can still be stored within curtilage, significantly set-back from the frontage, screened behind the existing boundary treatment.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (2021) chapters 8 and 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 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

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 initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated, 07/11/23). The local planning authority had no other issues to raise with the agent 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:

- Location and Site Plan, with application site edged in red; and Existing and Proposed Floor Plans and Elevations, DRAWING NUMBER A1-002a, REV: O, received by the City Council as the Local Planning Authority on 07 November 2023.

- Correspondence email from agent dated, 23/10/23.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of The Manchester Core Strategy Development Plan Document (2012).

3) The materials used to construct the external elevations of the extension hereby approved shall match the existing dwellinghouse, in terms of colour, type, 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 policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of The Manchester Core Strategy Development Plan Document (2012).

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan for the City Manchester (1995).

5) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report

detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety. Pursuant with policies DM1 and EN18 of the Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

*Our records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses.

6) 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: Location and Site Plan, with application site edged in red; and Existing and Proposed Floor Plans and Elevations, DRAWING NUMBER A1-002a, REV: O, received by the City Council as the Local Planning Authority on 07 November 2023.

Reason - In the interests of residential amenity, pursuant to saved policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of The Manchester Core Strategy Development Plan Document (2012).

7) Before first occupation of the development thereby approved, the proposed window along the ground floor side elevation to serve the annotated "LOUNGE" and as shown on: Location and Site Plan, with application site edged in red; and Existing and Proposed Floor Plans and Elevations, DRAWING NUMBER A1-002a, REV: O, received by the City Council as the Local Planning Authority on 07 November 2023; and as referenced in email correspondence from agent dated 23/10/23, shall be non-opening/fixed pane and opaquely 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 - In the interests of privacy, pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

8) 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

81 Plymouth Grove, Manchester, M13 9LU
79 Plymouth Grove, Manchester, M13 9LU
23R Lauderdale Crescent, Manchester, M13 9DP
23S Lauderdale Crescent, Manchester, M13 9DP
23M Lauderdale Crescent, Manchester, M13 9DP
23N Lauderdale Crescent, Manchester, M13 9DP
23P Lauderdale Crescent, Manchester, M13 9DP
23Q Lauderdale Crescent, Manchester, M13 9DP
85 Plymouth Grove, Manchester, M13 9LU
87 Plymouth Grove, Manchester, M13 9LU
Flat 18, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 16, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 13, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 11, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 9, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 6, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 4, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Renshaw House, Hyde Grove, Manchester, M13 9LQ
Flat 20, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 19, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 17, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 15, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 14, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 12, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 10, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 8, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 7, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 5, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 3, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 2, Cranford Court, Plymouth Grove, Manchester, M13 9LW
Flat 1, Cranford Court, Plymouth Grove, Manchester, M13 9LW

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA