

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139038/FH/2024
Date registered valid: 18 January 2024
Proposal: Erection of two storey side and part single, part two storey rear extension to provide additional living accommodation
Address: 12 Polruan Road, Manchester, M21 9NR
Ward(s): Chorlton Ward

Applicant: Mr and Mrs Atherton, Another Space Property
Agent (if any): Mr Matthew Condron, Condron Design Consultants Ltd
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11 March 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 February 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 22 January 2024 Expired: 12 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey slate hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a modest front garden / paved yard bordered by a mid-level redbrick wall, an inset front porch, a part-single / part-two storey rear outrigger, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.



Figure 4. View along side of property.

Description of area

Polruan Road is a residential street situated within the Chorlton ward of Manchester, close to St John's RC Primary School, Ryebank Fields, and Ryebank Road Community Garden. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a two-storey side and part-single / part-two storey rear extension to provide additional living accommodation.

Planning history

No previous planning history.

Consultations & Notification Responses

Three letters of objection from three local residents were received in response to this application. Their concerns are summarised as follows:

- Concerns relating to the property potentially being used as a House in Multiple Occupation (HMO), resulting in additional cars and comings and goings to the property.
- Concerns relating to the maintenance and upkeep of the property.
- Concerns relating to the proposal's lack of parking provisions and its resultant impact upon existing on-street traffic pressures and congestion as well as road safety issues.
- Concerns relating to the creation of a terracing effect with neighbouring residential properties, causing harm to visual amenity.
- The proposal would be out-of-character with the surrounding residential properties, which are predominantly spaced out semi-detached and detached dwellinghouses, causing harm to the residential character of the area.
- The proposal represents overdevelopment of the site.
- The proposal would eliminate external access to the rear of the site, eroding the semi-detached character of the property.
- The proposal would result in overshadowing, loss of light, and loss of privacy for neighbouring residential properties.
- Concerns relating to the storage of refuse bins.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

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

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

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 \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk/places-for-everyone). 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.

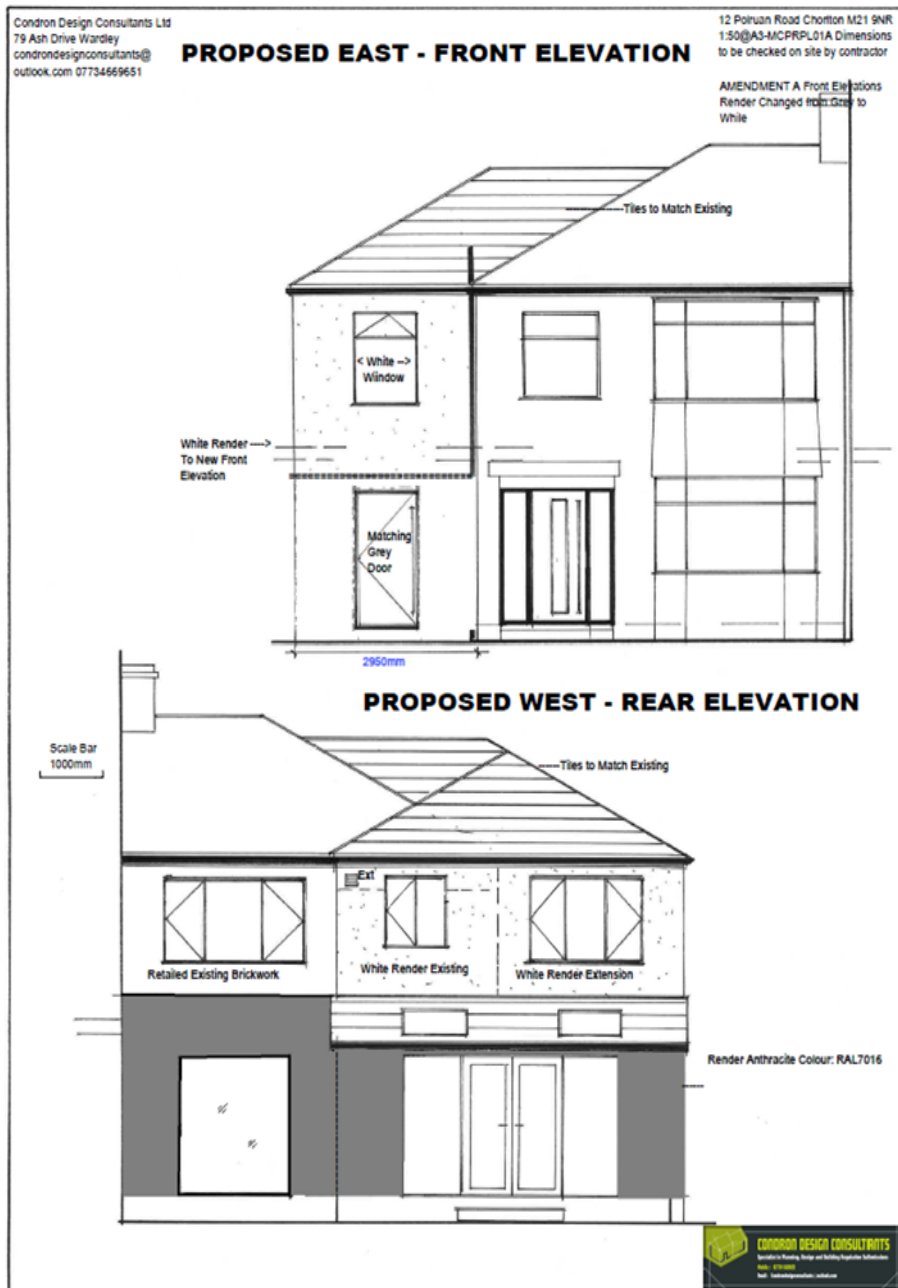


Figure 5. Submitted proposed front and rear elevations.

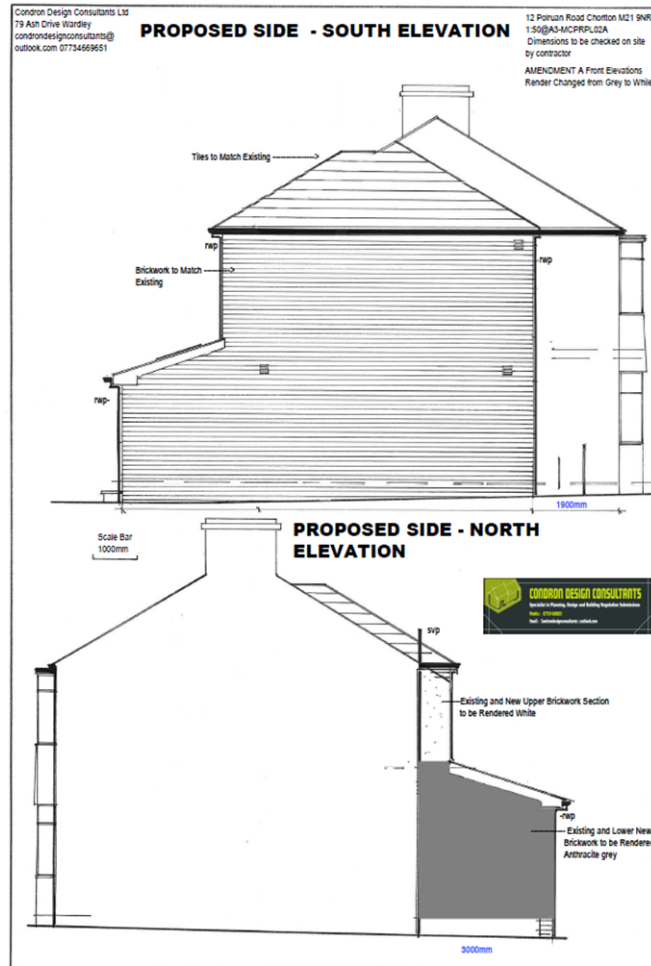


Figure 6. Submitted proposed side elevations.

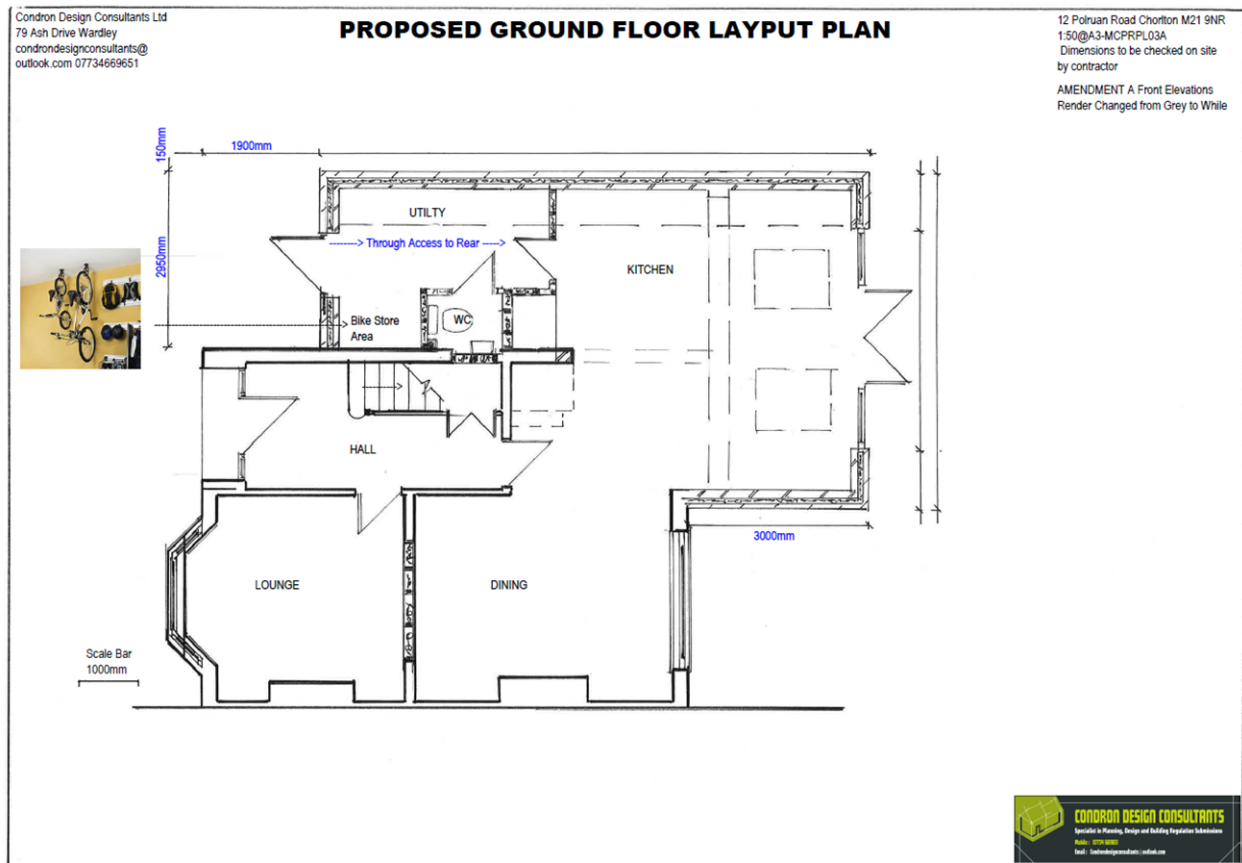


Figure 7. Submitted proposed ground floor plan.

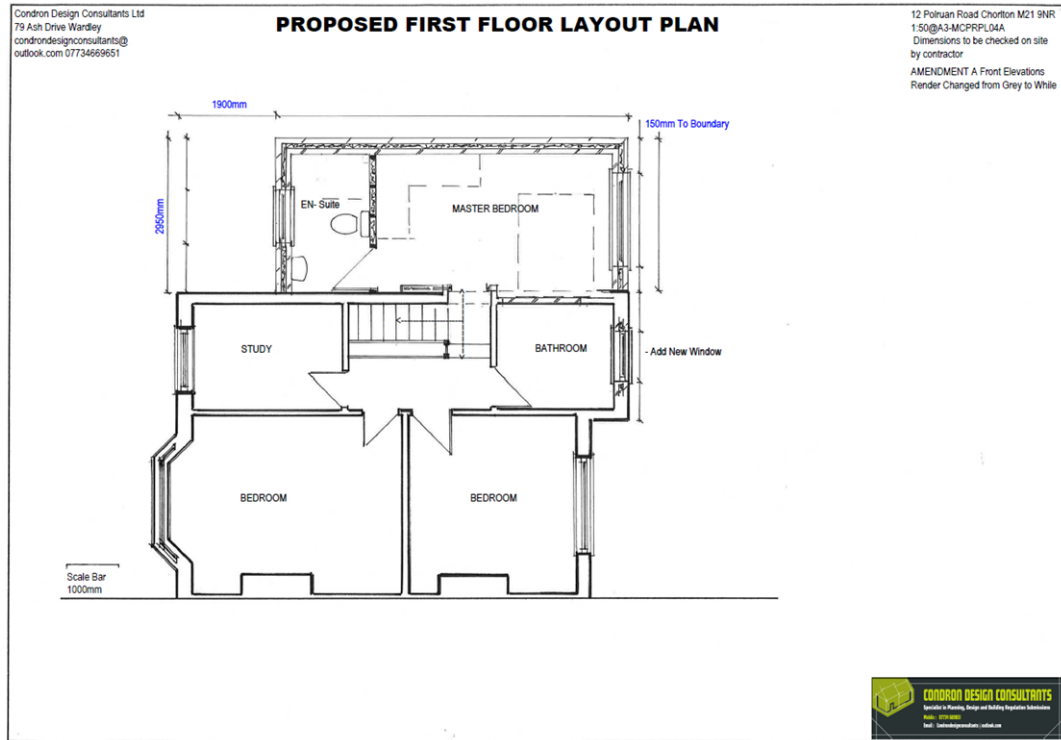


Figure 8. Submitted proposed first floor plan.

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 principle of erecting a two-storey side and part-single / part-two storey rear extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the part-single / part-two storey extension would be sited at the side and rear of the property, wrapping around its south and west elevations.

At ground floor level, the extension would project 3m rearwards from the host dwellinghouse, with an overall length / depth of 9.107m (setback 1.9m from the front of the property), sideward projection of 2.95m, width of 5.557m, mono pitch roof height (to the rear) of 3.447m, and an eaves height of 2.476m. A 3.54m gap would be maintained to the boundary shared with No.10 Polruan Road and a gap of 0.15m would be maintained to the boundary shared with No.14 Polruan Road.

At first-floor level, the extension would have a length / depth of 6.797m (setback 1.9m from the front of the property), with a sideward projection of 2.95m, hipped roof height (to the side) of 7.524m (set 0.77m below the existing ridge) with eaves to match the existing, and a hipped roof

height (to the rear) of 7.412m (set 1.505m below the existing ridge), also with eaves to match the existing. A gap of 0.15m would be maintained to the boundary shared with No.14 Polruan Road.

It is acknowledged that concerns were raised in relation to the proposal resulting in an overdevelopment of the application property. However, the 3m rearward projection of the extension does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable. Moreover, the extension is considered to be subservient in terms of its dimensions to the host dwellinghouse, with an adequate setback from the front of the property and a reduced ridge height, meaning it would not result in an 'excessively large or bulky' addition to the property. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal is therefore considered to accord with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the extension would be built of brickwork and roof tiles to match the existing, in addition to white render and white uPVC and anthracite aluminium-framed windows and doors.

At ground floor level, the extension would feature white render and an outward-opening door to its front elevation. Its side elevation, facing No.14 Polruan Road, would feature brickwork to match the existing with no windows / doors, whilst its rear elevation would feature grey render (anthracite colour: RAL7016), with a set of outward-opening doors framed by windows. Its side elevation (facing No.10 Polruan Road) would also feature anthracite grey render (colour: RAL7016) with no windows / doors. Its rear-facing roof slope would feature two flat skylights.

At first-floor level, the extension would feature white render and one window to its front elevation. Its side elevation, facing No.14 Polruan Road, would feature brickwork to match the existing with no windows, whilst its rear elevation would feature white render and one window.

It is acknowledged that concerns were raised in relation to the proposal's potential to result in a 'terracing effect' with neighbouring residential properties, causing undue harm to the visual amenity and character of the area. However, it is considered that the extension's 1.9m setback from the front of the property as well as its reduced ridge height, adequately mitigates these concerns as the proposal would avoid sitting flush with the host dwellinghouse's principal elevation and would feature subservient dimensions to the application property. In terms of the proposal being out-of-character with the surrounding area, it is considered that a precedent already exists for developments of this type as No.11 Polruan Road features a part-single / part-two storey side and rear extension (with a 2m first-floor setback) with details available under 069129/FH/2003/S1. The proposal is therefore considered to be relatively standard in terms of its design and scale for developments of this type as well as being in-keeping with the overall precedent of residential extensions in this locale.

Sited at the side and rear of the property, it is acknowledged that elements of the proposal would be visible within the street scene. The extension would feature white render at ground and first floor level to its front elevation, altering the appearance of the host dwellinghouse with the introduction of a new material not already featured on the property. However, in these circumstances, this is considered acceptable as white render already features as a visual element of the street scene of Polruan Road, with No.1, No.2, No.3, No.4, No.5, No.6, No.7, and No.9 all featuring white render in some form on their principal elevation. As such, it is understood that a precedent already exists for the use of this material type in this area, with the proposal therefore understood as being in-keeping with the appearance of the surrounding residential properties. The proposal also includes the introduction of grey render to the property,

however this would be featured to the rear and, as such, should have a minimal effect upon the visual amenity of the area.

The design and appearance of the proposed extension therefore accords with Core Strategy policies DM1 and SP1 and chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – it is acknowledged that concerns were raised in relation to the proposal's potential to cause undue harm to residential amenity, in terms of overshadowing, loss of light, and loss of privacy.

However, given that the extension would feature a relatively minor rearward projection at ground floor level (with a maximum height of 3.447m), with its first-floor element sited to the south of the host dwellinghouse with clear visual subservience in terms of its dimensions, it is understood that such affects would be limited, causing less than substantial harm to the amenity of neighbouring residents. The extension's blank side elevations should also ensure that the privacy of neighbouring occupants is unaffected by the proposal.

The proposal is therefore considered acceptable in regard to its minimal effect upon residential amenity, thereby according with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – it is acknowledged that concerns were raised in relation to the storage of refuse bins as the proposal would result in external access to the rear of the property being lost.

However, due to the extension's considerable setback from the front of the property (1.9m), it is considered that sufficient space would be retained to the side which would allow for the bins to be stored away from the street, thus avoiding forming a prominent visual feature within the area.

This is therefore considered acceptable, according with policy DM1 of the Core Strategy.

Parking – concerns were raised in relation to the proposal's potential to result in a loss of parking provisions for the application site and the resultant increase this would cause to existing on-street parking pressures and traffic congestion.

However, the submitted plans indicate that one car parking space (measuring to at least 2.4m by 4.8m) would be retained on the property's existing driveway, which is considered acceptable, according with Highways' guidance and policy DM1 of the Core Strategy.

Other matters – the proposal also includes a number of elevational alterations. These are listed below:

- The property's existing front door would be replaced with a modern counterpart.
- The property's existing rear outrigger would be clad in white render to its rear elevation and side elevation (facing No.10 Polruan Road) to match the proposed extension.
- The property's ground floor window along its rear elevation would be replaced with a larger counterpart.
- The property's first floor window along its rear elevation would be replaced with a like-for-like counterpart.
- A new window would be installed at first-floor level along the rear elevation of the existing rear outrigger.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Local residents raised concerns in relation to the property's potential to be used as a House in Multiple Occupation (HMO) and the associated issues this would give rise to, in terms of increasing parking and traffic pressures, noise disturbance, comings and goings, and maintenance and upkeep. As such, a condition has been attached to the decision notice safeguarding the property's use under Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, residential amenity, 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) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

- 'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-12741418', stamped as received by the City Council as Local Planning Authority on the 18th January 2024.

-‘PROPOSED EAST – FRONT ELEVATION’, stamped as received by the City Council as Local Planning Authority on the 5th February 2024.
-‘PROPOSED WEST – REAR ELEVATION’, stamped as received by the City Council as Local Planning Authority on the 5th February 2024.
-‘PROPOSED SIDE – SOUTH ELEVATION’, stamped as received by the City Council as Local Planning Authority on the 5th February 2024.
-‘PROPOSED SIDE – NORTH ELEVATION’, stamped as received by the City Council as Local Planning Authority on the 5th February 2024.
-‘PROPOSED GROUND FLOOR LAYPUT PLAN’, stamped as received by the City Council as Local Planning Authority on the 5th February 2024.
-‘PROPOSED FIRST FLOOR LAYOUT PLAN’, stamped as received by the City Council as Local Planning Authority on the 5th February 2024.
-‘PROPOSED ROOF LAYOUT PLAN’, stamped as received by the City Council as Local Planning Authority on the 5th February 2024.

Reason - To ensure 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 developments hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork and roof tiles to match the existing.

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) 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 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.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any 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.

Appendix 1 – List of consultees & neighbours notified

7 Polruan Road, Manchester, M21 9NR
10 Polruan Road, Manchester, M21 9NR
9 Polruan Road, Manchester, M21 9NR
5 Polruan Road, Manchester, M21 9NR
11 Polruan Road, Manchester, M21 9NR
14 Polruan Road, Manchester, M21 9NR
9 Sark Road, Manchester, M21 9NT
7 Sark Road, Manchester, M21 9NT
11 Sark Road, Manchester, M21 9NT

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