MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137651/FH/2023
Date registered valid:	7 August 2023
Proposal:	Retention of single storey extension to rear to form additional living accommodation and retention of render across all elevations of host property
Address:	70 Blackley New Road, Manchester, M9 8EG
Ward(s):	Higher Blackley Ward
Applicant:	Mr Parviz Ahmadi
Agent (if any):	Mr Khalid Khan, Khalid Khan & Associates
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15 November 2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 August 2023

Standard consultations:
Printed: 25 October 2023 Expired: 8 November 2023

Neighbour notifications
Printed: 25 October 2023 Expired: 8 November 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: No

Tree Preservation Order: No

Description of area

The application site relates to 70 Blackley New Road within the north Manchester ward of Higher Blackley. The application site relates to an end terraced, red brick, two storey dwellinghouse sited next to the Bare Necessities Childcare Limited centre and faces onto open green space. Amenity space for the property is sited to the rear and consists of a courtyard. At the time of the site visit, the rear extension was under construction and the host property had been rendered.

Description of development

The submitted application seeks planning permission for the retention of single storey extension to rear to form additional living accommodation and retention of render across all elevations of host property.

The single storey rear extension replaces the previous kitchen outrigger at the site and as proposed has approximate dimensions of Height: 2.4 x Length: 3 x Width: 4 metres. The rear extension would involve the insertion of a door and window within the rear elevation and would create an enlarged kitchen.

The host property- front, side and rear elevation has been rendered in a cream ‘K’ rend finish. The same render would be used for the rear extension with the roof made of an EPDM roof. Windows and doors inserted are white UPVC frames.

Plans show a rear roof dormer, the agent has advised that the rear roof dormer would be obtained using the route of Permitted Development.

Amended Plans

When on site, the host property had been rendered and no planning history of the element of work could be found. As this element of works requires consent, the rendering of the host property was included within the application and neighbours and consultees re-notified accordingly.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted, and one neighbour responded with concerns. The following concerns were raised:
-The proposal had already been built and issues with the construction period and behaviour of the builders/ disruption of the build.
-Concern over loss of light caused by the rear extension.

No resident responses were received following the re-notification period.

Environmental Health

Environmental Health were consulted and had no comments to make on the application. The same comments were received following the re-notification period.

Issues

POLICY

The National Planning Policy Framework (September 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):

a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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.

The following policies are relevant:
i.JP- S1- Sustainable development
ii.JP- S2 – Carbon and energy
iii.JP- S5 – Flood risk and the water environment
iv.JP- H1 – Scale, distribution and phasing of new housing.

ISSUES

Principle of Development

The submitted development application is for the retention of single storey extension to rear to form additional living accommodation and retention of render across all elevations of host property. 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.

Visual /Residential Amenity

Single storey rear extension:
The rear extension replaces the existing outrigger at the site and the projection does not alter from the structure previously on the site. As such, the impact to the immediate neighbour no.68 Blackley New Road would not alter. A neighbour raised concerns that the proposal would give rise to loss of light. Given the proposal is only single storey and any loss of light from the proposal would be extremely limited, due to the orientation of the properties in the streetscene, the impact to neighbouring property no.68 Blackley New Road is thought to be extremely limited. The proposal is therefore acceptable. No windows would be inserted in the side elevation facing the neighbouring property and as such no adverse privacy implications would occur.

Due to the large form of the 72a Blackley New Road- a nursery, this neighbour would not be impacted by the proposal.

There would be no properties to the rear to be impacted by the proposal due to the property's outlook onto green open space.

Rendering of host property:
Whilst the use of the cream 'K' render applied to the front, side and rear elevation, the render would be most visible from the streetscene. The render would contrast the use of red brick along the rest of the terrace. However, only the front elevation would be easily visible as the side elevation would be mainly blocked by the neighbouring built form. Given the property's siting along Blackley New Road, where there are no neighbouring properties opposite, any adverse implications in terms of amenity is thought to be limited.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Single storey rear extension:
The single storey has a projection of 3 metres and is thus pursuant to Policy DC1.3 of the UDP. The extension respects the form of the existing outrigger and does not increase the projection at the site. As such, the design and form of the extension is considered acceptable, pursuant to Policy DC1 of the UDP.

Rendering of host property:
Although the use of cream 'K' render across the host property would alter the materials used along the terrace and neighbouring properties, given under Permitted Development the homeowner could paint the brickwork cream, the use of the render is therefore considered acceptable in this instance.

Car Parking

Car parking would be unaffected by the proposal.

Refuse Storage

Refuse storage would be unaffected by the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area. The proposal is considered acceptable and complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

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

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. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions to the approval have also been attached.

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:
-Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 24 July 2023.
-Drawing- Site Plan- Block Plan of the Site, stamped as received by the City Council as Local Planning Authority on 24 July 2023.
-Drawing- Proposed- Plans, Sections and Elevations, numbered 037/06/23/70/@A1 C, stamped as received by the City Council as Local Planning Authority on 15 November 2023.

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

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in ‘Drawing- Proposed- Plans, Sections and Elevations, numbered 037/06/23/70/@A1 C’ specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health

B3 Cable Solutions, Delaunays House, Delaunays Road, Manchester, M9 8FP
66 Blackley New Road, Manchester, M9 8EG
68 Blackley New Road, Manchester, M9 8EG
72 Blackley New Road, Manchester, M9 8EG

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA