

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138383/FH/2023
Date registered valid: 4 November 2023
Proposal: Erection of a two-storey front extension with associated elevational alterations to provide additional living accommodation
Address: 116 Beresford Road, Manchester, M13 0TB
Ward(s): Rusholme Ward

Applicant: Doris Scott
Agent (if any): Mrs Dawn Winterbottom, Plans Drawn
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 21 December 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 November 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 9 November 2023 Expired: 30 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey tile hipped roof. The property features white uPVC windows, a front porch canopy, a modest front garden bordered by a low-level redbrick wall with black iron railings, a single storey rear extension, and a detached outbuilding situated within the rear garden.



Figure 1. Principal elevation.

Description of area

Beresford Road is a residential street situated within the Rusholme ward of Manchester, close to Birchfields Park, the railway line, and Manchester Grammar School. 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 front extension with associated elevational alterations to provide additional living accommodation.

Planning history

138237/LP/2023 - Enlargement of dwellinghouse with a hip to gable roof alteration – **APPROVED** (01.12.2023).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

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

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.

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 allowing residents to extend and develop their homes to provide enlarged or improved living accommodation is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property or upon the visual and residential amenity of neighbouring occupiers.

In this instance however, the principle of the proposal is considered unacceptable as it is believed that there are factors of sufficient weight in terms of amenity that would warrant the refusal of this application.

On balance, the proposal is deemed to conflict with saved policy DC1 of the UDP, and policies DM1 and SP1 of the Core Strategy.

Siting, scale, and massing – the two-storey extension would be sited at the front of the property, facing northeast.

The extension would project 1.066m frontwards, with a width of 2.489m, hipped roof height of 6.266m (set 3.258m below the existing ridge) and an eaves height of 5.238m (to match the existing). A gap of 3.454m would be maintained to the boundary shared with No.114 Beresford Road, and a gap of 2.01m would be maintained to the boundary shared with No.118 Beresford Road.

Overall, the siting, scale, and massing of the proposal is considered to be unacceptable, due to the harmful impact the development would have upon the street scene and surrounding area. This is on the basis that its 1.066m frontward projection would extend considerably beyond the existing building lines present along Beresford Road and, thus, would be visually incongruous with its surrounding area, causing unnecessary visual harm. There is also no existing precedent for two-storey front extensions within this locale, therefore the proposal would be out-of-keeping with the area's existing character.

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



Figure 2. Existing building lines study.

Appearance and visual amenity – the extension would be built of brickwork, roof tiles, and uPVC windows to match the existing.

At ground floor level, it would feature one inward opening door to its front elevation and one window on each of its side elevations. At first-floor level, it would feature one window to its front elevation and blank side elevations. Its hipped roof would be blank and featureless.

The general design, style, and appearance of the proposal is reasonable when considered in isolation, given that its materials would match those of the host dwellinghouse. As previously stated however, the proposal's impact upon the overall visual amenity of the area is considered to be unacceptable due to it extending beyond the existing building lines present along Beresford Road. Thus, when contextualised with the surrounding properties and overall street layout, it is considered that the proposal would form a visually incongruous feature, negatively impacting the appearance of the street scene, and causing unnecessary harm to the visual amenity of the area.

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

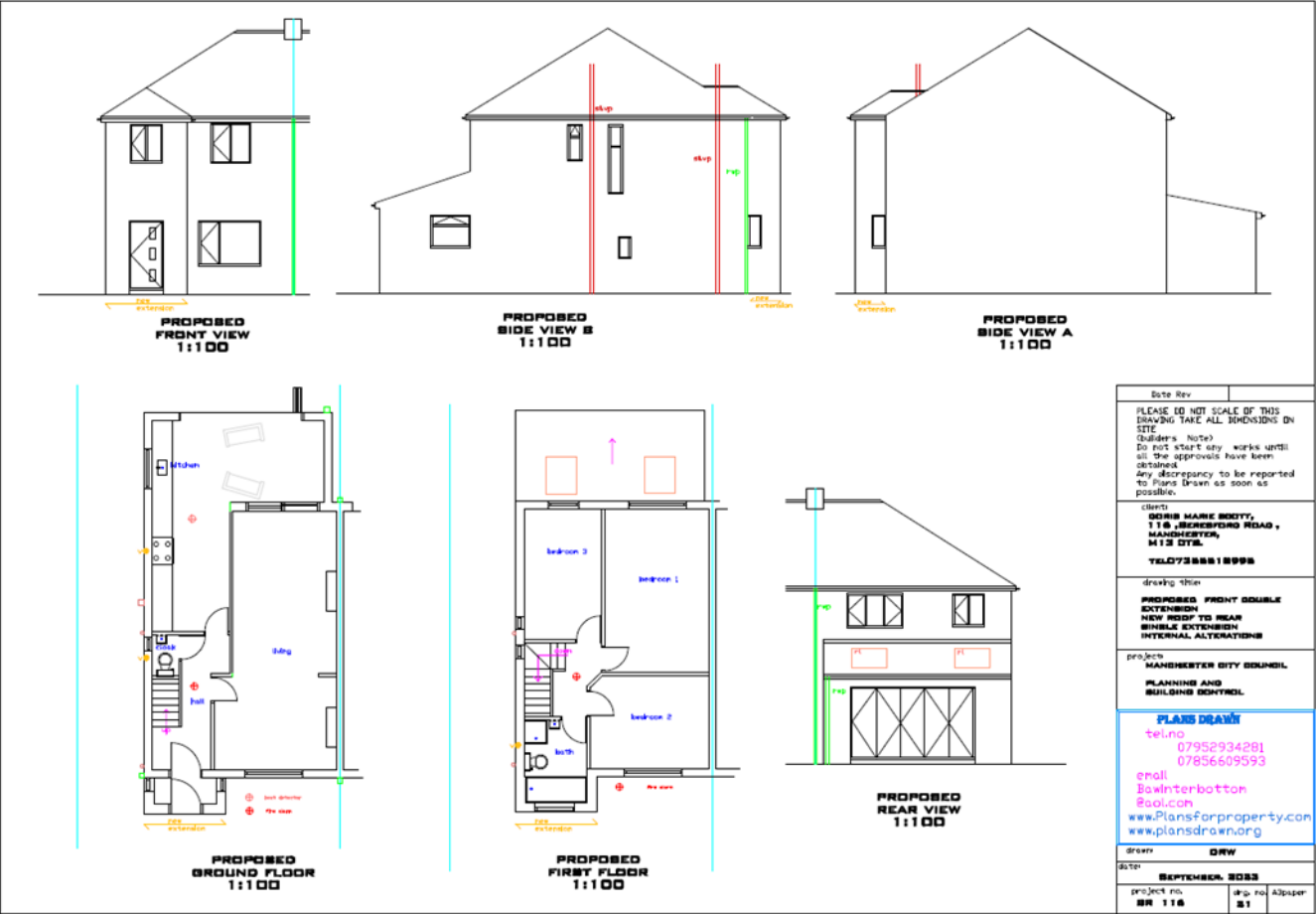


Figure 3. Submitted proposed plans and elevations.



Figure 4. Submitted proposed block plan.

Residential amenity – given its siting away from the plot's shared boundaries, the extension should not cause issues associated with overshadowing, loss of light, loss of outlook, or loss of privacy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – the proposal also includes the installation of a new ground-floor window in the side elevation facing No.118 Beresford Road. This would infringe upon the privacy of neighbouring occupiers, detrimentally affecting existing levels of residential amenity, if not obscurely glazed.

The proposal also includes the installation of two flat skylights to the rear-facing roof slope of the existing single storey rear extension, and the installation of a set of bi-folding doors along its rear elevation. These alterations are considered acceptable given their minimal impact upon visual and residential amenity.

Conclusion – for the reasons specified above, it is considered that the proposal is unacceptable due to its siting, scale, and massing and resultant negative impact upon the visual amenity of the area and the appearance of the street scene. The applicant and their agent were informed of the above concerns and were recommended to withdraw the proposal on the basis that it could not be supported. Policy DC1 states that the alteration and extension of residential properties may be required to accommodate changing household needs, however, this proposal is considered to cause undue harm to the street scene and the visual amenity of the area, thus acting against the principles set out in the aforementioned policies, hence the proposal cannot be supported by the City Council. The applicant was notified of the decision to refuse and has chosen to proceed with the original scheme.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

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

1) The proposal by reason of its excessive scale, frontward projection, and siting in a prominent location, would form an overly dominant and visually obtrusive feature which would be out-of-keeping with the character of the surrounding area and would project beyond the established building line of Beresford Road, affecting views along the street to the detriment of visual amenity. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

21 Elsdon Road, Manchester, M13 0TQ
143 Beresford Road, Manchester, M13 0TA
Flat B, 143 Beresford Road, Manchester, M13 0TA
Flat A, 143 Beresford Road, Manchester, M13 0TA
118 Beresford Road, Manchester, M13 0TB
114 Beresford Road, Manchester, M13 0TB
25 Elsdon Road, Manchester, M13 0TQ
23 Elsdon Road, Manchester, M13 0TQ
145 Beresford Road, Manchester, M13 0TA
141 Beresford Road, Manchester, M13 0TA
147 Beresford Road, Manchester, M13 0TA

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA