

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137869/FH/2023
Date registered valid: 17 August 2023
Proposal: Erection of a 2 storey rear extension to provide additional living accommodation
Address: 2 Chilworth Street, Manchester, M14 7PL
Ward(s): Moss Side Ward

Applicant: Miss Taslema Khatun
Agent (if any): Mr Dabeer Rana, MD Design Consultancy
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 10th October 2023



North

Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 26 September 2023
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 23 August 2023 Expired: 13 September 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

The site comprises a two storey end terrace property on Chilworth Street in Rusholme. The site features a two storey rear outrigger with the addition of a single storey rear projection. There is no amenity space to the front of the property, however, there is some yard space to the rear.



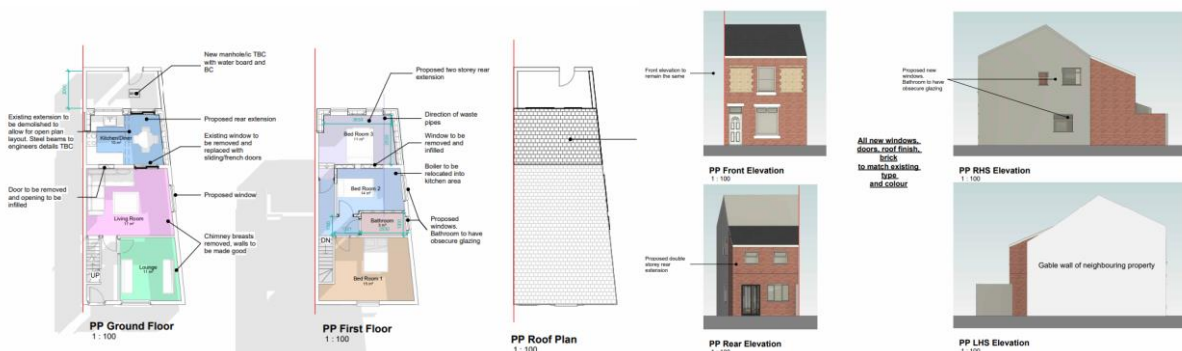
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in character.

Description of development

The applicant is seeking planning permission for the erection of a 2 storey rear extension to provide additional living accommodation



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan

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 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.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

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

History

Previous applications relating to this site as follows;

Planning reference number: 113879/FH/2016 – for the erection of a two-storey rear extension to form additional living accommodation. This application was approved on the 3rd November 2016.

Residential Amenity

The applicant proposes to erect a two storey rear extension, to form additional living accommodation. This is a resubmission of a previously approved scheme as outlined above which has since expired.

The property benefits from an existing two storey rear outrigger with a single storey element projecting slightly further into the yard.

The extension would project off the rear back wall of the property measuring approximately 3.0m extending across the full width of the property leaving a gap at the end of the yard of 2.0m.

The first floor rear element would project further than the first floor rear element of the adjoining property by approximately 1.0 metre, however due to the relationship and orientation of the application site being due North-East, there would be minimal impact in terms of overshadowing or loss of light and therefore it is considered acceptable and would not give rise to any undue residential amenity concerns.

It was noted during the site visit that the property immediately opposite has an identical extension which mirrors the proposal for the application site. On balance, the proposed extension is considered to be acceptable. The height and the location of the extension has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky and are therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1 and DM1 of the Core Strategy.

No windows are proposed on the side of the extension with windows proposed on the rear elevations at both ground and first floor. The proposed roof is shown as a continuation of the existing roof with a mono pitch sloping roof.

Siting Scale and Massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed

extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design and Appearance

The application proposes a design that fits the aesthetic of the original dwelling utilising the space available at the rear of the property. It is proposed that where possible materials shall match the existing dwelling house. A materials condition has been attached to ensure that the materials are adhered to as stated in the application forms.

For the reasons stated above it is considered that the extension would be in keeping with the character of the original dwelling.

Car Parking

No off street car parking is provided, the current car parking provisions will remain as on street car parking

Disabled access

Not affected by this proposal

Bins

Are not affected by this proposal as communal bins are provided outside of the curtilage of the property. However, sufficient space is still retained at the of the property.

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

Positive and proactive working - 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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

Received on 4th October 2023 numbered A200 Revision D Proposed Ground, First and Roof Plans

Received on 4th October 2023 numbered A201 Revision D Proposed Elevations

Received on 4th October 2023 numbered A202 Revision D Existing and Proposed Ground Floor Plans

Reason - To ensure that 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 extension hereby permitted shall match those as stated on the Householder 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 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.

Appendix 1 – List of consultees & neighbours notified

1 Arnside Street, Manchester, M14 7PF
4 Chilworth Street, Manchester, M14 7PL
38 Wincombe Street, Manchester, M14 7PJ
37 Camborne Street, Manchester, M14 7PH

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
Area Team Boundary - Name: SOUTH AREA