

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138446/FH/2023

Date registered valid: 31 October 2023

Proposal: Erection of single storey rear extension and rear roof dormer to facilitate the creation of additional living accommodation

Address: 20 Woodhouse Street, Gorton, Manchester, M18 8PD

Ward(s): Gorton & Abbey Hey Ward

Applicant: Miss Kayleigh Broderick

Agent (if any):

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 December 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 November 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 November 2023 Expired: 28 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

Description of site / building / area

The application relates to a traditional, ground floor bay-fronted, 2-storey end terrace dwellinghouse at the junction of Vale Street and Bramhall Street in the Gorton & Abbey Hey ward of Manchester. The application building has a slated pitched roof with chimney stack above, and it has been extended along the rear, comprising of a single storey flat roof extension which is sited along the common shared boundary with no. 22 Woodhouse Street, whilst retaining a separation distance of approximately 1.2 metres from the side boundary wall along the back of pavement along Bramhall Street. The existing rear extension measures approximately, (4.6 metres in deep x 2.5 metres wide). The application site benefits from amenity space along the front and rear only. The rear yard is significantly long, measuring approximately, (11.9 metres in deep - from the rear building line of the original dwellinghouse). There is all round boundary treatment, comprising in-part of a high brick wall and concrete pillars with panels along the side and rear elevations, measuring approximately 1.8 metres high, which incorporates a timber frame gated access along the Bramhall Street elevation. The shallow front garden area is defined by low brick wall. The site boundary wall along the side elevation abuts the back of pavement along Bramhall Street, and the rear wall abuts a gated alleyway.

Site History

- o 135538/FH/2022 - Erection of two storey rear extension to form additional living accommodation, WITHDRAWN 02/23.
- o F11670 - Kitchen extension rear of dwellinghouse and conversion of bedroom into bathroom, PERMITTED DEVELOPMENT 08/79.

Description of development

The submitted proposal relates to a single storey rear extension and rear roof dormer. This application is a re-submission following withdrawn planning application, (ref: 135538/FH/2022) and subsequent pre-application advice.

The proposed single storey rear extension, approximately (4000mm deep x 4200mm wide x 3990mm maximum height), would project from the rear building line of the original dwellinghouse and would be stepped away from the common shared boundary with no. 22 Woodhouse Street and the back of pavement along Bramhall Street, whilst leaving a small gap from these boundaries. The proposed extension would incorporate a lean-to pitched roof design, including bi-fold doors along the rear elevation. It is intended to use matching facing brick, and matching finishes.

In terms of the proposed rear roof dormer extension, measuring approximately, (4077mm wide x 3200mm deep x 2133mm maximum height), it would be sited along the common shared boundary with no. 22 Woodhouse Street and would be broadly centrally placed along the rear roof plane whilst being set away from the gable elevation approximately 426mm. It is also set below the original roof ridge and above the eaves, with 2no. windows along rear elevation. In terms of external facing materials, the dormer wall would be clad in matching tiles.

Consultations & Notification Responses

1. Local residents

No comments, objections or representation received.

POLICY

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

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

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

2. 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.

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

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

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

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

- o Chapter 2: Design

ISSUES

Principle of development

The principle of the proposal is considered acceptable. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey rear extension) - Although the overall proposed rearward projection at approximately 4000mm is (350mm) in excess of the City Councils saved policy DC1.3 (a) regarding rearward extensions, it is within the limitations for a larger homes extension application. Moreover; in light of the pre-existing contextual relationship along rear elevation and side boundaries, and given the significant depth of the rear garden, and due to the fact that the proposal would be single storey and the proposed development would be contained within the existing curtilage of the application site, and as a result of the proposed roof design, there would be no significant impact in terms of massing from the extension, it is considered that the proposal would not have an undue impact along the Bramhall Street street scene or the immediate neighbouring houses; specifically, no 22 Woodhouse Street. Therefore, on balance and subject to planning conditions, it is considered that the proposed extension could be accommodated in this location in this instance, as there are no overbearing, overshadowing or loss of privacy impacts.

Impact of works (rear roof dormer extension) - The rear roof dormer extension would generally constitute householder general permitted development for the nature of the property and therefore an application for planning permission would not usually be required. Therefore, given this fallback position, it is not considered that the proposed rear roof dormer would create an undue impact on the character of the property or general area in terms of visual amenity. The dormer has been positioned centrally within the rear roof plane, set-away from the boundaries and it is also set below the original roof ridge and above the eaves level. It is also intended to clad the dormer wall with hung tiles, and therefore, for these reasons, it is considered to be acceptable.

Impact of works (Design and appearance) - In terms of external facing materials, it is intended to use materials matching those on the existing house, including cladding the dormer wall in hung tiles. For the reasons stated above and given the contextual relationship with the surrounding houses and the wider neighbourhood, it is not considered that the proposed development would be acceptable in design terms. Additionally, the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset. However, a 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.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the 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 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

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 local planning authority had no issues to raise with the applicant 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:

o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 31 Oct 2023.

o Location Plan with application site edged in red, DRAWING No. FO 10225792/4, received by the City Council as the Local Planning Authority on 31 Oct 2023.

o Existing & Proposed ELEVATIONS, ROOF AND SITE PLAN, DRAWING No. FO 09225792/12, received by the City Council as the Local Planning Authority on 31 Oct 2023.

o Proposed LAYOUT AND SECTION, DRAWING No. FO 09225792/11, received by the City Council as the Local Planning Authority on 31 Oct 2023.

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 (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

3) The materials used to construct the external elevations of the single storey rear extension hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the application form and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy SP1 and DM1 of the Manchester Core Strategy (2012).

4) The rear roof dormer extension hereby approve shall be clad in matching hung tiles 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 saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy SP1 and DM1 of the Manchester Core Strategy (2012).

5) 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:

o Existing & Proposed ELEVATIONS, ROOF AND SITE PLAN, DRAWING No. FO 09225792/12, received by the City Council as the Local Planning Authority on 31 Oct 2023.

o Proposed LAYOUT AND SECTION, DRAWING No. FO 09225792/11, received by the City Council as the Local Planning Authority on 31 Oct 2023.

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

6) Before first occupation of the development thereby approved, the proposed dormer window along the rear elevation to serve the annotated ("shwr" room) and as shown on: Existing & Proposed ELEVATIONS, ROOF AND SITE PLAN, DRAWING No. FO 09225792/12; and Proposed LAYOUT AND SECTION, DRAWING No. FO 09225792/11, both received by the City Council as the Local Planning Authority on 31 Oct 2023, shall be obscurely 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 interest of privacy and in accordance with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

7) 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

47 Hobart Street, Manchester, M18 8UR
22 Woodhouse Street, Gorton, Manchester, M18 8PD
18 Woodhouse Street, Gorton, Manchester, M18 8PD
4 Bramhall Street, Manchester, M18 8UZ
2 Bramhall Street, Manchester, M18 8UZ
43 Hobart Street, Manchester, M18 8UR
24 Woodhouse Street, Gorton, Manchester, M18 8PD
6 Bramhall Street, Manchester, M18 8UZ
45 Hobart Street, Manchester, M18 8UR

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
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA