MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137570/FH/2023
Date registered valid:	17 July 2023
Proposal:	Erection of a porch to front of dwellinghouse.
Address:	13 Longhope Road, Manchester, M22 1UP
Ward(s):	Woodhouse Park Ward
Applicant:	Mr Antonio Gonsalves
Agent (if any):	Mr Ahmad Turkmani, AT A. Design
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11th September 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6th September 2023

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 28 July 2023 Expired: 18 August 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 property that is the subject of this householder application is an end of terraced property identified as 13 Longhope Road. It is within the Woodhouse Park ward of the City. It has a small garden to the front with off road parking for one vehicle, there is a good sized garden to the rear of the property. There is a low boundary wall to the frontage with the remainder of the boundary treatment comprising of timber fencing.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential in nature comprising of properties of a similar size age and style to the proposal site. Opposite the site on Longhope Road is Kirkup Gardens which has play areas and play equipment and grassed areas.

Description of development
The proposal is for retrospective planning permission for the part constructed front canopied extension which comprises of an open sided structure with 2 classic inspired decorative columns as supporting pillars, a dual pitched roof central above the entrance door. The canopy itself would be of a Upvc construction and the roof would have a tiled finish.

Consultations & Notification Responses
Local residents were informed- no representations have been received.

Issues

NPPF (2019)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are: an economic objective, a social and 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- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.

ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

Extant UDP Policies

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.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

a) rearward extensions greater than 3.65m (12ft) in length

Local Development Framework Manchester Core Strategy (adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents

Protect and enhance the built and natural environment

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Principle of development
The submitted part retrospective application is for the erection of single storey front porch. The application site relates to a two storey terraced property which sits within a wider housing estate. The properties within the area are consistent in character having strong building lines with front gardens enclosed by a mix of low brick walls, timber panel fencing and hedges. This is a re-submission and a revised proposal for a previously refused application ref: 136796 whereby the proposed porch ran across the whole of the front elevation and projected deeply out into the front garden. The dimensions and scale of the proposed porch now under consideration has been greatly reduced. and the principle of the porch is considered acceptable, however, this must be assessed in terms of its impact upon the residential and visual amenity of the neighbouring properties and upon the character of the host property itself and the area within which it is located.

Residential Amenity
It is not considered that the proposal would have a detrimental impact upon the level of residential amenity currently enjoyed by the neighbouring properties. As it is more of a canopy, the structure is open sided and not of a solid brick construction, therefore there is no detrimental impact from overshadowing or loss of light. It is also sited at the furthest point from the adjoining property. The revised proposal is therefore considered acceptable from a residential amenity point of view.

Visual Amenity
The development as applied for is a front porch, There are front porches on some of the houses that immediately surround the application site however, these are of brick construction and are part of the original build not post construction. The other type of addition to the front entrance of the properties within this terrace on Longhope Road are a common feature within the area and comprises of floating Upvc canopies. The revised design of the porch is now relatively lightweight in terms of materials, and with the sides remaining open and just 2 supporting columns it means that the porch is less incongruous than that previously refused when viewed within the context of the street scene. The size of the porch has been greatly reduced and it is of a more modest scale bringing it in line with dimensions that are commensurate to a domestic property. It is considered that the proposal would not have a detrimental impact upon the visual appearance of the property nor the area within which it is located.

It is in accordance with saved Unitary Development Plan Policy DC1.1, which states that the Council will have regard to the general character of the property, the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs and policy DC1.2, which states that extensions will be allowed where they are not out of character with the style of development in the area or surrounding street scene by virtue of design etc.

Design/ Siting
The proposed extension is typical in size of some of the porches within the area for a property of this scale. It is now more in context with the neighbourhood and is not as prominent within the street scene as the previously refused proposal. The design and siting of the revised scheme is considered acceptable.

Car Parking
The existing front garden currently provides one off street car parking space within the curtilage of the site. This could still be achieved post development.

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

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:
Location Plan received 17th July 2023
Proposed plans and elevations received 7th September 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.

3) The materials to be used on the external surfaces of the extension hereby permitted shall be similar in appearance to those used during the construction of the original dwellinghouse 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

15 Longhope Road, Manchester, M22 1UP
11 Longhope Road, Manchester, M22 1UP
18 Saintsbridge Road, Manchester, M22 1UW

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 15M
Area Team Boundary - Name: SOUTH AREA