

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137183/FO/2023
Date registered valid: 16 June 2023
Proposal: Erection of single storey rear extension.
Address: 1 And 3 The Grange, Manchester, M14 5NY
Ward(s): Moss Side Ward

Applicant: Ms Samira Choudhry
Agent (if any): Mr L Chowdhury
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 08 August 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 07 July 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 4 July 2023 Expired: 25 July 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 pair of two-storey semi-detached C3 dwellinghouses of redbrick with red concrete tile hipped roofs. Both properties feature white uPVC windows, front porch canopies, small front gardens, and spacious rear gardens, whilst the property known as No.3 The Grange also features two detached outbuildings to the rear.



Figure 1. Principal elevation of properties.



Figure 2. Rear elevation of No.1 The Grange.



Figure 3. Rear garden of No.1 The Grange.



Figure 4. Rear elevation of No.3 The Grange.



Figure 5. Rear garden of No.3 The Grange.



Figure 6. Rear garden of No.3 The Grange.



Figure 7. Rear garden of No.3 The Grange.

Description of area

The Grange is a residential cul-de-sac situated within the Moss Side ward of Manchester, close to Feel the Rhythm Pocket Park, Platt Fields Park, and Heald Place Primary School. The area is primarily 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 2no. single storey rear extensions.

Planning History

107361/FO/2014/S1 - Erection of a part single/part 2 storey detached dwellinghouse with the associated landscape and refuse area – **REFUSED** (18.12.2014).

109590/FO/2015/S1 - Erection of a two-storey detached dwellinghouse with associated landscaping and car parking – **REFUSED** (05.10.2015).

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

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

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 erecting 2no. single storey rear extensions in order to provide additional living accommodation for two family dwellinghouses is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the single storey extensions would be sited at the rear of the properties, facing west. Each extension would project 3m rearwards from their host dwellinghouse, with widths of 5.884m (spanning the full width of each property), mono pitch roof heights of 3.319m and eaves heights of 2.3m. A gap of 2.385m would be maintained to the shared boundary with No.1 Eileen Grove West and a considerable gap would be maintained to the boundary shared with No.5 The Grange.

The 3m rearward projections do not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and, given the subservient dimensions of the extensions in relation to their host dwellinghouses, the proposal is deemed as being as acceptable as it would not result in 'excessively large or bulky' additions to the properties.

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

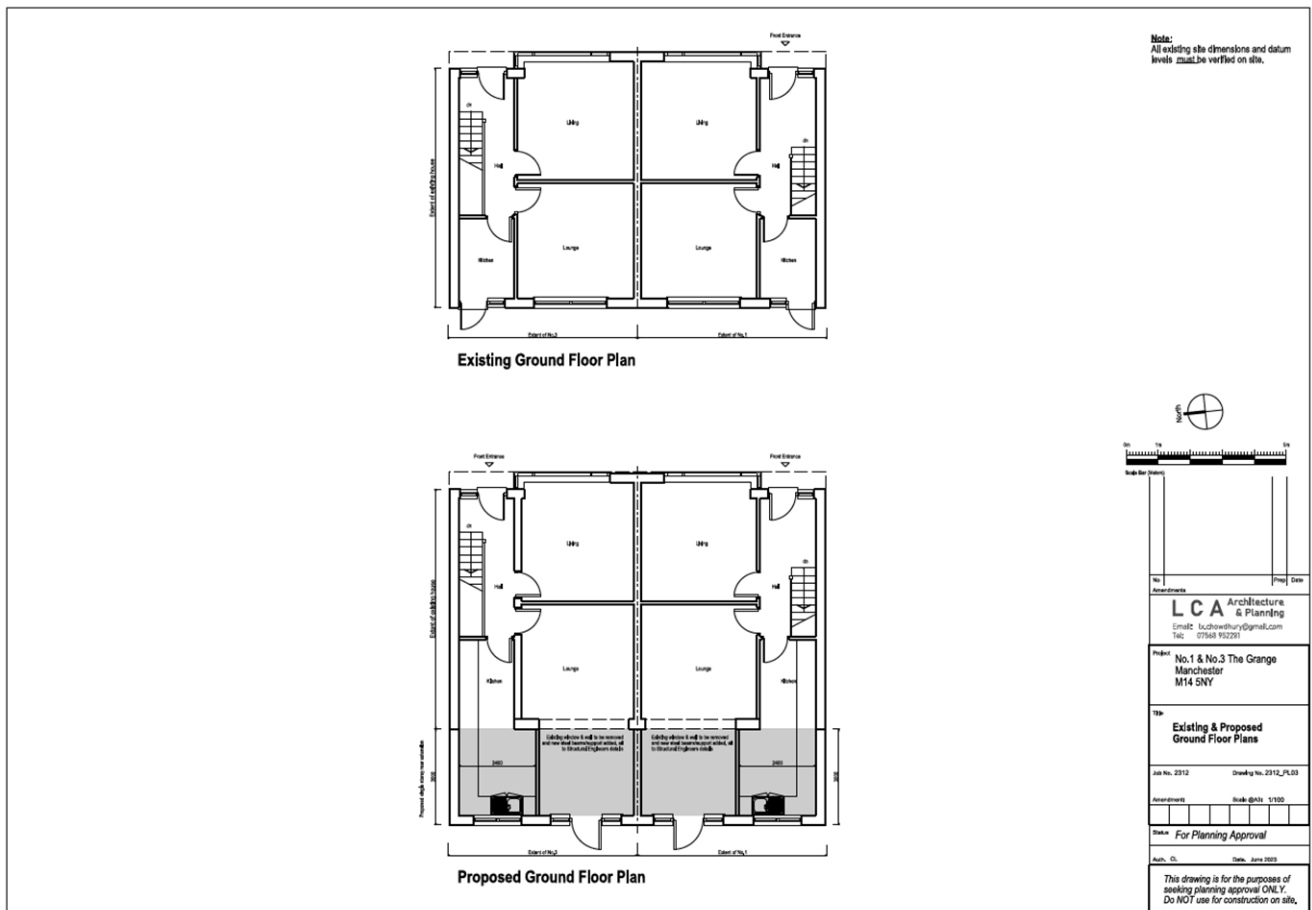


Figure 8. Submitted existing and proposed plans.



Figure 9. Submitted existing and proposed elevations.

Appearance and visual amenity – the rear extensions would be built of brickwork and roof tiles to match the existing. Their side elevations would be blank, whilst their rear elevations would each feature one outward-opening door and three windows. Their rear-facing roofs would feature two flat skylights each.

The proposal is considered to be relatively standard in terms of its design and would be in-keeping with the overall precedent of residential extensions in this area. The extensions would utilise materials that would be either in-keeping or subservient to those already present at the properties and should therefore avoid forming a visually prominent feature within the street scene. Hence, the overall character of the properties and their surrounding area should not be unduly harmed by these works.

The design and appearance of the proposed developments therefore accord with Core Strategy policies DM1 and EN1 and chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Residential amenity – given that the extensions would be single storey, sited west of the host dwellinghouses away from the plots' shared boundaries and with relatively minor rearward projections, the proposal should not cause an undue loss of light for neighbouring residents nor introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised. In addition, no objections have been received in relation to this application.

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

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

Conclusion – given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Location Plan & Block Plan', numbered '2312_PL01', stamped as received by the City Council as Local Planning Authority on the 6th June 2023.
- 'Existing & Proposed Ground Floor Plans', numbered '2312_PL03', stamped as received by the City Council as Local Planning Authority on the 6th June 2023.

-‘Existing & Proposed Elevations’, numbered ‘2312_PL04’, stamped as received by the City Council as Local Planning Authority on the 6th June 2023.

Reason - To ensure 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 specified on the submitted application form, including brickwork and roof tiles to match the existing.

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.

4) 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 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

16 Aldwych Avenue, Manchester, M14 5NL
2 The Grange, Manchester, M14 5NY
Top Flat, 20 Aldwych Avenue, Manchester, M14 5NL
1A Eileen Grove West, Manchester, M14 5NW
8 Aldwych Avenue, Manchester, M14 5NL
4 Aldwych Avenue, Manchester, M14 5NL
10 Aldwych Avenue, Manchester, M14 5NL
3 Eileen Grove West, Manchester, M14 5NW
18 Aldwych Avenue, Manchester, M14 5NL
3A Eileen Grove West, Manchester, M14 5NW
1 The Grange, Manchester, M14 5NY
5 Eileen Grove West, Manchester, M14 5NW
6 The Grange, Manchester, M14 5NY
14 Aldwych Avenue, Manchester, M14 5NL
20 Aldwych Avenue, Manchester, M14 5NL
6 Aldwych Avenue, Manchester, M14 5NL
12 Aldwych Avenue, Manchester, M14 5NL
5 The Grange, Manchester, M14 5NY
1 Eileen Grove West, Manchester, M14 5NW
4 The Grange, Manchester, M14 5NY

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
Area Team Boundary - Name: SOUTH AREA