MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138218/FH/2023
Date registered valid:	29 September 2023
Proposal:	Part-retrospective application for the erection of a single storey side and rear extension to form additional living accommodation
Address:	28 Whitebrook Road, Manchester, M14 6FD
Ward(s):	Fallowfield Ward
Applicant:	Mr A Syed
Agent (if any):	Mr Syed
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	22 November 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 October 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 5 October 2023 Expired: 26 October 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 red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front and a two-storey bay to the rear, a front porch canopy, a paved front driveway, a front garden bordered by a low-level redbrick wall, a single storey rear outrigger and a spacious rear garden bordered by mid-level and high-level timber fencing.



Figure 1. Principal elevation.



Figure 2. Rear elevation and shared boundaries.



Figure 3. Rear garden.



Figure 4. View along side of property.

Description of area

Whitebrook Road is a residential street situated within the Fallowfield ward of Manchester, close to Platt Fields Park, Wilbraham Road (A6010), and Fallowfield Allotments. 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 has submitted a part-retrospective application for the erection of a single storey side and rear extension to form additional living accommodation.

Planning History

No previous planning history.

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.

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 a single storey side and rear extension in order to provide additional living space for a family dwellinghouse 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 and residential amenity, waste storage and parking.

Siting, scale, and massing - the single storey extension would be sited at the side and rear of the property, wrapping around its northern and western elevations, replacing the existing single storey rear outrigger. It would project 3.5m rearwards from the host dwellinghouse, with a length / depth of 10.79m, sideward projection of 1.547m, width of 7.857m and flat roof height of 2.7m. A gap of 0.6m would be maintained to the boundary shared with No.26 Whitebrook Road, and a gap of 0.15m would be maintained to the boundary shared with No.30 Whitebrook Road.

The 3.5m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and, given the subservient dimensions of the extension in relation to the host dwellinghouse, the siting, scale and massing of the proposal is considered acceptable.

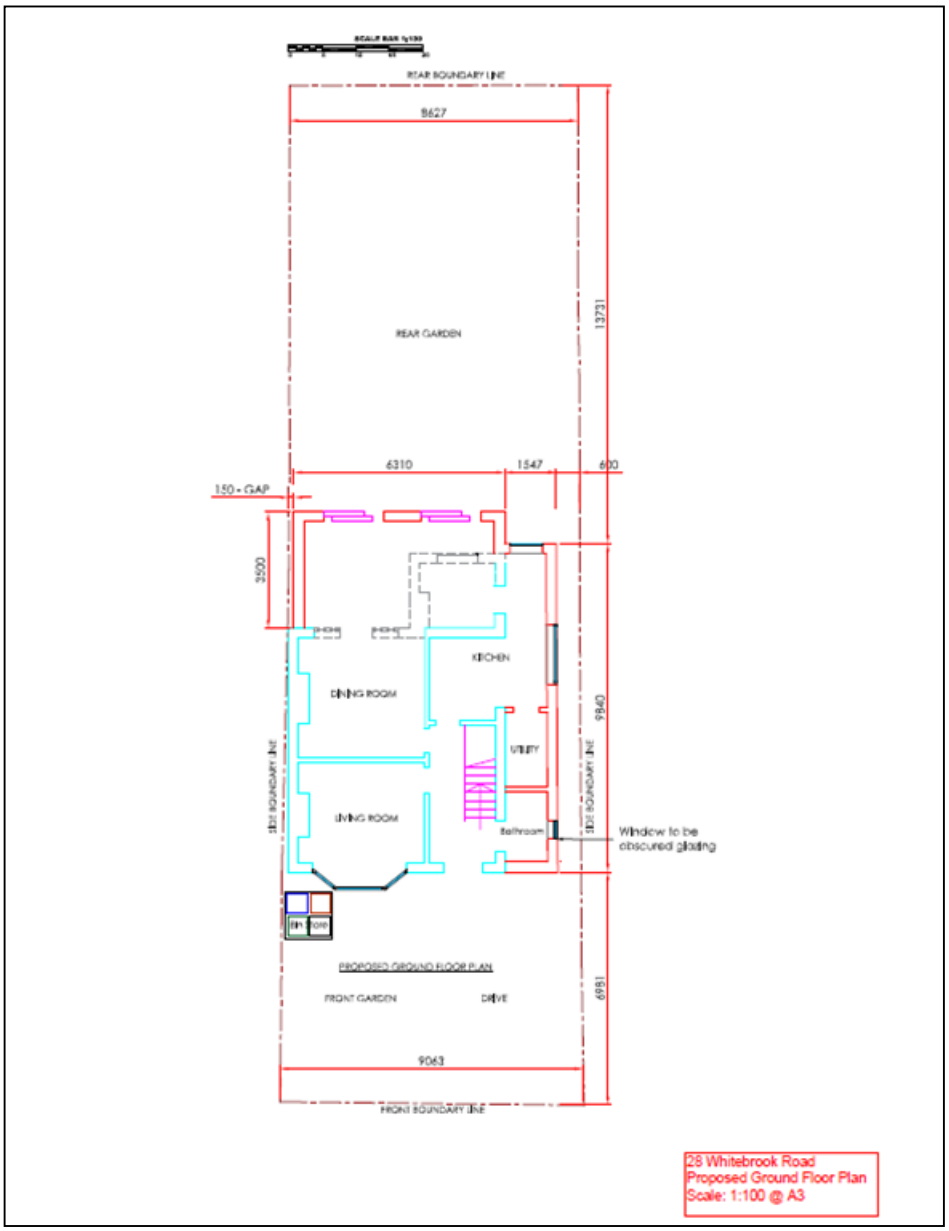


Figure 5. Submitted proposed plan.

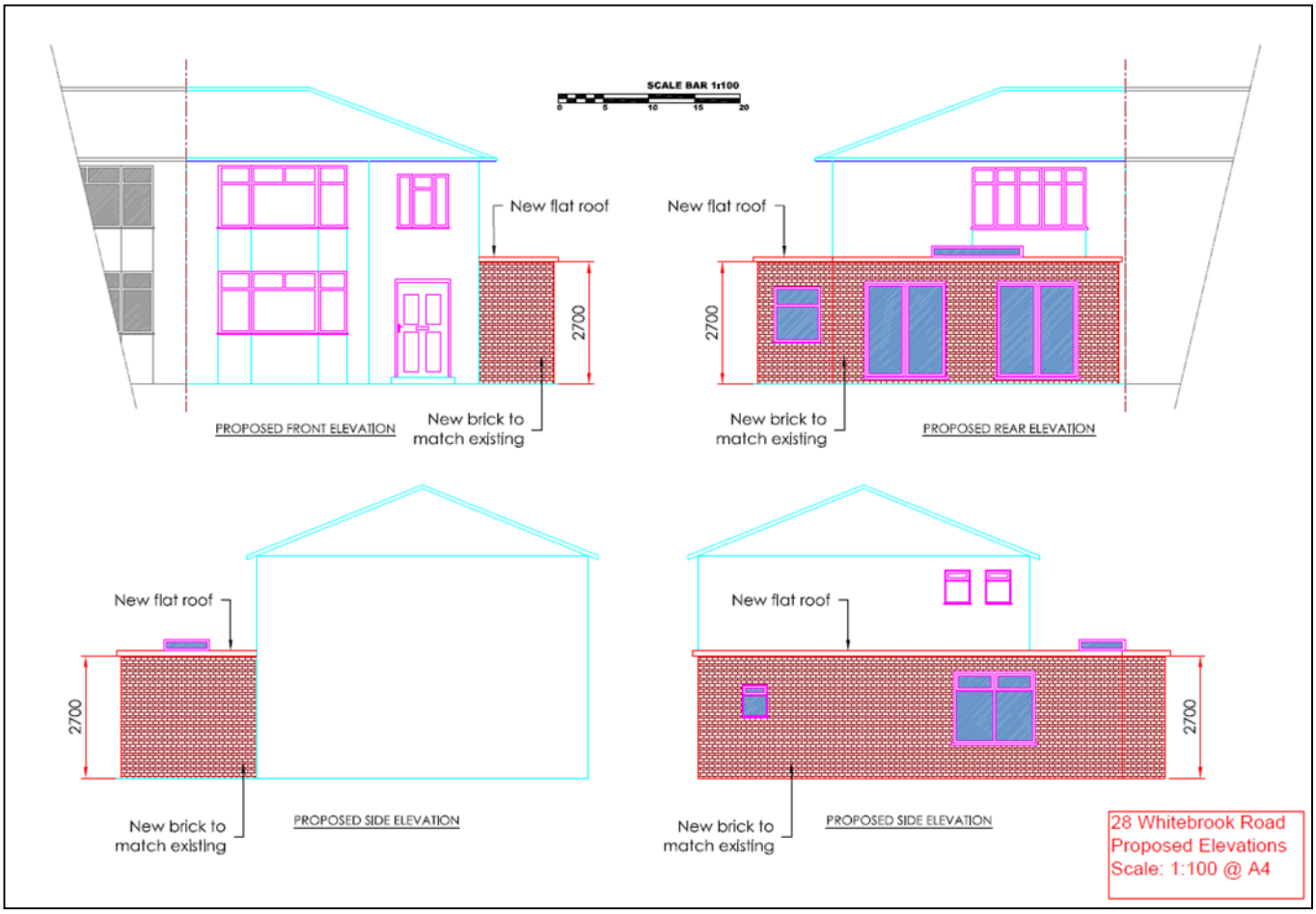


Figure 6. Submitted proposed elevations.

Appearance and visual amenity – the extension would be built of brickwork to match the existing in addition to a flat roof and uPVC windows and doors. Its front elevation would be blank, whilst its rear elevation would feature two sets of sliding doors and one window. Its side elevation, facing No.30, would be blank and featureless, whilst its side elevation, facing No.26, would feature two windows which have been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers. Its flat roof would feature one projecting roof light, which would project upwards by 0.249m.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the overall precedent of residential extensions in this locale. Moreover, though it would be visible within the street scene, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that it does not form a prominent visual feature. Hence, the overall character of the dwellinghouse and its surrounding area would not be significantly harmed by these works.

The proposed development therefore accords with Core Strategy policies DM1 and SP1 as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single storey, with a maximum height of 2.7m, the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, the extension's windows in the side elevation facing No.26 Whitebrook Road have been conditioned to be obscurely glazed so as to ensure that the privacy of neighbouring occupants is not compromised by these works.

In addition, no objections have been received in relation to the proposal's potential to affect residential amenity.

The proposal therefore accords with Core Strategy policies DM1 and SP1 due to its minimal impact upon residential amenity.

Waste storage - implementation of the proposal would result in the loss of external access to the rear of the property, meaning refuse bins would have to be stored to the front. As such, details of a secure bin store have been included so as to mitigate the potential visual harm that unscreened bins would cause to the street scene.

The proposal therefore accords with policies DM1 and EN19 of the Core Strategy.

Parking – the current driveway space would be retained, meaning the existing parking arrangements would be unaffected by the proposal.

Use – in their correspondence dated to the 18th October 2023, the applicant confirmed that the property would not be utilised as a House in Multiple Occupation. This has been conditioned accordingly.

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 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

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 following documents:

-'Proposed Ground Floor Plan', stamped as received by the City Council as Local Planning Authority on the 18th October 2023.
-'Proposed Elevations', stamped as received by the City Council as Local Planning Authority on the 18th October 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 and approved plans, including brickwork to match 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) Before first occupation the proposed ground floor windows in the extension's side elevation facing No.26 Whitebrook Road shall be obscure 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 - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The proposed bin store, shown on the approved drawing labelled 'Proposed Ground Floor Plan', shall be implemented and be in place prior to the first use/occupation of the extension(s) and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

6) 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

79 Wilbraham Road, Manchester, M14 7DN
31 Whitebrook Road, Manchester, M14 6EH
73 Wilbraham Road, Manchester, M14 7DN
75 Wilbraham Road, Manchester, M14 7DN
77 Wilbraham Road, Manchester, M14 7DN
32 Whitebrook Road, Manchester, M14 6FD
29 Whitebrook Road, Manchester, M14 6EH
27 Whitebrook Road, Manchester, M14 6EH
25 Whitebrook Road, Manchester, M14 6EH
23 Whitebrook Road, Manchester, M14 6EH
24 Whitebrook Road, Manchester, M14 6FD
30 Whitebrook Road, Manchester, M14 6FD
26 Whitebrook Road, Manchester, M14 6FD

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA