

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137887/FH/2023
Date registered valid: 22 August 2023
Proposal: Erection of front extension to form additional living accommodation
Address: 12 Marsham Close, Manchester, M13 0LW
Ward(s): Ardwick Ward

Applicant: Mrs Zubaida Rauf
Agent (if any): Mr V Alyas, Architek
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 October 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 September 2023

Standard consultations:

Printed: 4 September 2023

Expired: 25 September 2023

Neighbour notifications

Printed: 4 September 2023

Expired: 25 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application site is a 2 storey mid-terrace dwellinghouse within a row of six properties, in an area of houses of similar type, in the Ardwick ward of Manchester. The application dwellinghouse benefits from existing amenity space along the front and rear elevations. There is an existing single storey rear extension - consented in 2016 (ref: 114455/FH/2016). The existing front amenity space measures approximately 5820mm deep x 6934mm wide and has in-part been block paved to facilitate off-street car parking. The site is a short walking distance from Stockport Road (the A6) and Longsight District Centre.

Site History:

- 114455/FH/2016 - Erection of single storey rear extension to form additional living accommodation - APPROVED 2016.
- 057524/VO/NORTH2/99 - CITY COUNCIL DEVELOPMENT Environmental improvements including in curtilage parking, new brick walls/ timber fencing and improved street lighting - APPROVED 1999.

Description of development

The submitted application relates to a proposed single storey front extension to form additional living accommodation.

The proposed extension would serve as a combined front entrance porch and shower/wc rooms.

The proposal would be sited along the common shared boundary with no. 10 Marsham Close whilst retaining a small gap of approximately 150mm from this boundary; and it would retain a separation distance of approximately 31498mm from the common boundary with no.14 Marsham Close. It would project from the front building line of the original dwellinghouse and measure approximately (2578mm deep x 3616mm wide x 3430mm maximum height). It would incorporate a lean-to pitched roof design, with a door and 1no.window along the front elevation. It is intended to use matching materials.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Highways

Highways accept that the proposed residential extension is unlikely to give rise to an increase in vehicular trips or parking demand.

No off-site highways works are required as the existing driveway benefits from a dropped kerb access.

Proposed plans demonstrate that minimum 6m driveway depth will be retained with the construction of the extension. Adequate space is also retained to accommodate bins.

No changes are proposed to existing boundary treatments which would affect driver visibility.

Based on the above, Highways has no concerns on the proposed development.

CONSTRUCTION MANAGEMENT

The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email highwaylicences@manchester.gov.uk.

POLICY

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

1. The National Planning Policy Framework (NPPF), (July 2021):

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

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

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

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

- Chapter 2: Design

ISSUES

Principle

The principle of extending one's home is acceptable and the planning system accommodates this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on visual and residential amenity.

Residential and visual amenity

Impact of works (single storey front extension to serve as a combined front entrance porch and shower/wc room) - Although the proposal will be a prominent feature within the character of the street scene and it would be highly visible along the Marsham Close street scene (as would any front porch); notwithstanding this factor, in this instance, the proposed porch would measure at approximately (2578mm deep x 3616mm wide x 3430mm maximum height); and therefore, the proposed width and height would exceed permitted development limitations by approximately 616mm and 430mm. It is therefore this variance that planning permission is sought. In light of this factor and given the existing contextual relationship with those immediate properties along the boundaries, specifically nos. 10 and 14 Marsham Close, and due to the fact that the proposal would be stepped-away from the common shared boundary with no.10 Marsham Close whilst retaining a small gap of approximately 150mm from this boundary, and it would also retain a separation distance of approximately 31498mm from the common boundary with no.14 Marsham Close, and a further separation distance of approximately 3253mm would be retained from the common boundary with the back of pavement along Marsham Close, on balance, it is considered that the proposed extension can be accommodated in this location in this instance, as there are no overbearing, overshadowing, nor loss of privacy impacts; subject to conditions.

Impact of works (Design and appearance) - The design would reflect the characteristics of existing porches along Marsham Close, and in terms of constructional materials, it is intended to use external facing materials consistent with those of the original house, which is considered to be acceptable in design terms when compared with existing porches along Marsham Close.

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 agent 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 22 August 2023.
- Location and Site Plan with application site edged in red, DRAWING NUMBER A101, REV P1, received by the City Council as the Local Planning Authority on 22 August 2023.
- Existing Floor Plans and Elevations, DRAWING NUMBER A102, REV P1, received by the City Council as the Local Planning Authority on 22 August 2023.
- 3D Floor Plan, DRAWING NUMBER A106, REV P1, received by the City Council as the Local Planning Authority on 22 August 2023.
- Proposed Floor Plan, DRAWING NUMBER A104, REV P1, received by the City Council as the Local Planning Authority on 22 August 2023.
- Proposed Elevations, DRAWING NUMBER A103, REV P1, received by the City Council as the Local Planning Authority on 22 August 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that 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 policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) Before first occupation of the development thereby approved, the proposed window along the front elevation to serve the shower/wc room, and as shown on: 3D Floor Plan, DRAWING NUMBER A106, REV P1; Proposed Floor Plan, DRAWING NUMBER A104, REV P1; and Proposed Elevations, DRAWING NUMBER A103, REV P1, all received by the City Council as the Local Planning Authority on 22 August 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 Manchester's Local Development Framework: The Core Strategy

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 shown on: 3D Floor Plan, DRAWING NUMBER A106, REV P1; Proposed Floor Plan, DRAWING NUMBER A104, REV P1; and Proposed Elevations, DRAWING NUMBER A103, REV P1, all received by the City Council as the Local Planning Authority on 22 August 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 Manchester's Local Development Framework: The Manchester Core Strategy (2012).

Informative

1) The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

3 Richmond Grove, Manchester, M13 0LN
40 Toll Gate Close, Manchester, M13 0LG
16 Marsham Close, Manchester, M13 0LW
14 Marsham Close, Manchester, M13 0LW
5 Richmond Grove, Manchester, M13 0LN
1 Richmond Grove, Manchester, M13 0LN
46 Toll Gate Close, Manchester, M13 0LG
44 Toll Gate Close, Manchester, M13 0LG
42 Toll Gate Close, Manchester, M13 0LG
38 Toll Gate Close, Manchester, M13 0LG
36 Toll Gate Close, Manchester, M13 0LG
34 Toll Gate Close, Manchester, M13 0LG
32 Toll Gate Close, Manchester, M13 0LG
8 Marsham Close, Manchester, M13 0LW
10 Marsham Close, Manchester, M13 0LW
382 Stockport Road, Manchester, M12 4FT
380 Stockport Road, Manchester, M12 4FT

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: NORTH AREA