

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 137290/FH/2023

**Date registered valid:** 20 July 2023

**Proposal:** Erection of single storey rear and side extension to form additional living accommodation.

**Address:** 7 Greenwich Close, Manchester, M40 1NH

**Ward(s):** Miles Platting & Newton Heath Ward

**Applicant:** A Payne

**Agent (if any):** Mr Andrew Brodie AGB CAD Services Ltd

**Case officer:** Katie Raw  
Tel: 0161 234 4164  
Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 1 September 2023

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 3 July 2023

### **Standard consultations:**

Printed: 15 August 2023    Expired: 22 August 2023

### **Neighbour notifications**

Printed: 15 August 2023    Expired: 22 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**

**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

## **Description of area**

The application site relates to 7 Greenwich Close within the north Manchester ward of Miles Platting and Newton Heath. The application site relates to a semi-detached, red brick, two storey dwellinghouse with a front porch. Amenity space to the front of the property consists of a driveway and an area of hardstanding close to the entrance of the property. Amenity space to the rear of the property consists of a garden with an area of decking and hardstanding. The property benefits from a single storey rear outrigger.

## **Description of development**

The submitted application seeks planning permission for the erection of single storey rear and side extension to form additional living accommodation. The existing single storey rear outrigger would be removed as a result of the proposal and the rear extension would have approximate dimensions of Height: 3.3 x Length: 1.2 x Width: 5.7 metres. The side extension would wrap into the existing attached garage at the site and the proposed rear extension and would have approximate dimensions of Height: 3.6 x Length: 2.6 x Width: 2.2 metres. The proposal would involve the insertion of a window and sliding doors within the rear elevation and 4 skylights within the roof plane. The proposal would create a new kitchen/ dining room.

Materials to be used throughout the proposal would include white render (different to existing brickwork), roof tiles (to match), uPVC windows (to match) and aluminum framed bi-fold doors (different to existing).

### *Amended Plans*

Plans were amended following concerns raised by a neighbour in relation to the boundary line and site edged red. The site edged red was changed as were other details raised by the neighbour.

### *Planning History*

No planning history exists for this site.

## **Consultations & Notification Responses**

### *Local Residents*

One neighbour commented on the application at the original consultation phase and during the 1<sup>st</sup> re-notification phase.

The original comments raised concerns that the boundary of the site was not drawn correctly in the location plan, due to a Court Order at the site. The neighbour stated any extension would need to be offset by the boundary from 4.5 inches (which is also the external edge of the garage wall of No 7 Greenwich Close) to comply with the Court Order.

Concern was also raised to the potential overshadowing implications with the extension being sited so close to the neighbouring property.

Concern was also raised in regard to the flood risk at the site and as a result of the proposal and the surrounding properties.

Following the first re-notification phase, the neighbour confirmed they accepted the offset as set out in the Court Order. However, the neighbour noted that to comply with the Court Order, the guttering needed to be internal. Concern was again raised to potential flood risk from the construction of the proposal.

A second re-notification was undertaken and no further comments from the neighbour were received.

### *Environmental Health*

Environmental Health were consulted on the application. Through each re-notification period, Environmental Health requested the following condition be placed on any approval granted:

#### **CONSTRUCTION HOURS**

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

## Issues

### POLICY

#### *The National Planning Policy Framework (July 2021)*

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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 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.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1 (Spatial Principles); which sets out 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, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

### *Unitary Development Plan Saved Policies*

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

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

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

## ISSUES

### *Principle of Development*

The submitted development application is for the erection of single storey rear and side extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

### *Visual/ Residential Amenity*

The proposal would have a projection of 1.2 metres against the shared boundary with the neighbouring property no.9 Greenwich Close. Due to the neighbour's existing single storey rear extension (approved under 105138/FH/2014/N1) with a projection of 3 metres, the neighbour would therefore not feel the impact of the proposed 1.5 metre extension. As such, and due to the property lying to north no.9 Greenwich Close, any impacts to residential and visual amenity would not be so significant as to warrant refusal of permission.

Objections were received from a local resident in relation to the proposal during the course of the application. The original comments raised concerns that the boundary of the site was not drawn correctly with the location plan, on the basis of a Court Order at the site. The resident stated any extension would need to be offset by the boundary from 4.5 inches (which is also the

external edge of the side extension wall ) to comply with the Court Order. Following the first re-notification phase, the neighbour confirmed they accepted the offset as set out in the Court Order. However, the neighbour noted that to comply with the Court Order, the guttering needed to be internal. A second re-notification was undertaken and no further comments from the neighbour were received. As such, the issue in terms of boundaries and harm to residential amenity is thought to have been addressed.

The neighbour also raised concerns the proposed side extension would lead to overshadowing. However, given the neighbour would only experience an additional 1.7 metres of built form just off the shared boundary, any impact is not considered to be severe. The small scale of development ensures the proposal would not be overbearing along the boundary.

No adverse privacy/ overlooking opportunities would be caused as a result of the proposal. In addition, a condition would be attached to any approval granted restricting the further insertion of windows and doors beyond those approved within this consent.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

### *Design and Appearance*

The proposal would wrap into the existing side extension at the site and would create a wrap round side and rear extension. Given the rear extension element of the proposal would have a length of 1.2 metres it is below the maximum projection specified under Policy DC1.3 of the UDP. The side extension would have a length of 1.7 metres and is therefore considered to create a feature which is subservient to the main dwellinghouse. As such, the form and scale of the development is considered acceptable.

Materials to be used throughout the proposal would include white render (different to existing brickwork), roof tiles (to match), uPVC windows (to match) and aluminum framed bi-fold doors (different to existing). The agent confirmed via email the render would be of a white colouration. Although the use of render is not commonly used in the immediate area, the contrasting colouration to the red brick property is considered acceptable given none of the render would be seen within the streetscene and since the proposal is small in projection and scale. The materials listed would be conditioned accordingly with any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

### *Flood Risk*

The neighbour comment made reference to concern to flood risk from the proposal. However, EA mapping shows the property in Flood Zone 1 and as such no further information is required from the agent.

### *Car Parking*

Off street parking would be unaffected as a result of the proposal.

## *Bin Storage*

Bin storage provision would be unaffected by the proposal.

## *Conclusion*

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

## **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**

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to any approval granted.

**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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 14 June 2023.

-Drawing- Site Plan- Block Plan of the Site, numbered 2319-04 A, stamped as received by the City Council as Local Planning Authority on 14 June 2023.

-Correspondence- Agent Confirming White Colouration of the Render, stamped as received by the City Council as Local Planning Authority on 5 July 2023.

-Drawing- Proposed- Plans and Elevations, numbered 2319-03 B, stamped as received by the City Council as Local Planning Authority on 14 August 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Drawing- Proposed- Plans and Elevations, numbered 2319-03 B' and 'Correspondence', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

## **Appendix 1 – List of consultees & neighbours notified**

Environmental Health  
Environmental Health  
Environmental Health

6 Greenwich Close, Manchester, M40 1NH  
23 Peebles Drive, Manchester, M40 1WH  
8 Greenwich Close, Manchester, M40 1NH  
5 Greenwich Close, Manchester, M40 1NH  
21 Peebles Drive, Manchester, M40 1WH  
9 Greenwich Close, Manchester, M40 1NH

## **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 - Not Affected  
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