

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137073/FH/2023
Date registered valid: 24 May 2023
Proposal: Erection of single storey rear extension and front porch
Address: 40 Hacking Street, Manchester, M7 4YD
Ward(s): Cheetham Ward

Applicant: Glickman
Agent (if any): Sam Golding Gold Sketch Studios Ltd
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 18.07.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08 June 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 May 2023 Expired: 15 June 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site lies within a row of terraced properties within a residential area of Cheetham Hill. Hacking street is characterised by dwelling houses with gardens situated at the front and rear. There are varying types of boundary treatment along the row, most of which allow access for off street car parking. The houses along the row are bay fronted, some have porches or canopies demarking the front entrance. The properties along this section of Hacking Street are on a gradient which results in the roof being stepped. The host property benefits from a single storey rear extension and rear roof dormer.

Description of development

The application seeks planning permission for the erection of a single storey rear extension and front porch to form additional living accommodation.

Planning History

133112/FH/2022 Increase in height of roof ridge together with the installation of a rear roof dormer. APPLICATION APPROVED 05.05.2022

127463/FH/2020 Erection of a two storey rear extension together with the erection of a front porch following demolition of single storey rear extension to form additional living accommodation. APPLICATION REFUSED 22.10.2022

Consultations & Notification Responses

Local residents were notified however no responses were received.

Environmental Health had no objections and recommended a gas membrane condition be attached to any approval. Further, the agent supplied the necessary evidence that was sufficient for Environmental Health to agree upon the approved gas membrane information.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

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 following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

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
- 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

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- 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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The submitted application is for the erection of a single storey rear extension and front porch. This is considered acceptable in principle as many people prefer to alter and extend their homes rather than move in order 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's properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential and Visual Amenity

The proposed single storey rear extension would have approx. dimensions of Height 3.1m x Width 5.5m x Rearward Projection 6m. The extension would run alongside the shared boundary with no. 42 Hacking Street and be situated approx. 0.28 metres away from the shared boundary with no. 38 Hacking Street.

As outlined above, the proposed extension would run alongside the shared boundary with no.42 Hacking Street, however given the single storey nature of the proposal, the existing boundary treatment and the neighbouring property's own rear extension footprint, it is not considered to create an over dominate feature along the boundary. Additionally, given the orientation of the properties it is not anticipated to create further shadowing implications on the neighbouring

property's rear amenity space. No windows would be inserted along the southern elevation and as such would not give rise to any overlooking or privacy implications.

The proposed rear extension would be sited at its closest distance approx. 0.28 metres away from the shared boundary with no. 42 Hacking Street and given the single storey nature of the extension, and the existing boundary treatment, it is not considered to form an overbearing feature along the boundary. Further, given the orientation of the properties it is anticipated that some shadowing concerns would be present to the neighbouring properties rear amenity space during the late afternoon, early evening sun however this is alleviated during the morning sun and not considered significant residential amenity to warrant a refusal.

It should be noted that the depth of the extension exceeds the recommended length outlined in the Saved UDP Policy (DC1.3), however in this instance given the relatively large plot of the application site and the fact that the rear extension could be achieved under the Large Homes Prior Approval application, it is not considered that the extension's depth of 6 metres would be significant to warrant a refusal.

The proposed fenestration elements are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable to the character of the property. The new fenestration elements are situated along the rear overlooking the rear garden. Therefore, it is considered that the proposal is acceptable in design terms and would not have any adverse impact on the character of the property or surrounding area and would maintain existing privacy levels of neighbouring properties.

The front porch would have approx. dimensions of Height 3.3m x Width 2.7m x Depth 1.5m and is not considered to give rise to any significant residential or visual amenity to neighbouring properties. The front porch would replace the existing footprint and would be situated beside the shared walkway adjacent to the shared boundary with no. 38 Hacking Street, the impact against the boundary is not considered severe. No side facing windows are proposed and therefore retaining privacy of the neighbouring occupiers' front amenity space. As the front porch is not for habitable space, this is considered acceptable. No neighbour to the east would be impacted to the proposal. Further, the porch looks similar to other structures in the immediate area and would not create harm in relation to visual and residential amenity.

Overall, the proposal would have an acceptable impact on visual and residential amenity. It is designed to be subservient to the main dwelling and is of relatively modest scale which does not amount to an overdevelopment when seen in the local context.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The roof profile constitutes a flat roof for the single storey rear and a pitched roof for the front porch. The extensions' footprint are not considered to create a bulky or disproportionate scale addition to the property.

The proposed front extension would fail to meet the General Permitted Development Order for front porches due to the size of the proposed front extension being greater than 3 sq.m. The proposal is, however, considered to be of an acceptable scale and location, pursuant to policies DC1, DM1 and SP1.

The materials of the extension would match the existing. It is however, recommended that a materials condition is attached to any approval to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy DM1, EN1 and SP1 and saved UDP Policy DC1.

Waste Management

The proposed development would not affect the existing bin management strategy.

Car Parking

The proposed development would not affect the existing car parking arrangements, due to the existing hardstanding area dimensions at the front of the property being too small to allow off street car parking. Existing on street parking is unrestricted on Hacking Street.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing occupiers to adapt their homes to meet their residential needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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 to guide the application through all the stages of the planning process and resolve any issues that arose in dealing with the application.

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 drawings and documents: Local plan and drawings numbers:

Drawing- Location and Block Plan ref. 001

Drawing- Elevations and Plans ref. 003

All stamped as received by the City Council as Local Planning Authority on 24 May 2023

Document- VISQUEEN GAS MEMBRANE

Stamped as received by the City Council as Local Planning Authority on 06 July 2023

Drawing- CROSS SECTION GAS MEMBRANE

Stamped as received by the City Council as Local Planning Authority on 21 July 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 (2012).

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing 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.

- 4) 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 extension hereby approved other than those shown on the approved plans.

Reason- In the interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 and DM1.

- 5) The development hereby approved shall be carried out in accordance with 'VISQUEEN GAS MEMBRANE' stamped as received by the City Council as Local Planning Authority on 06 July 2023 and 'CROSS SECTION GAS MEMBRANE' stamped as received by the City Council as Local Planning Authority on 21 July 2023, in relation to the gas membrane. The gas membrane shall be implemented in accordance with the approved

scheme as part of the development and shall be so maintained and retained at all times thereafter.

Reason- The development lies within 250m of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

42 Hacking Street, Manchester, M7 4YD
79 Hacking Street, Manchester, M7 4ZD
96 North Clifden Lane, Manchester, M7 4TY
81 Hacking Street, Manchester, M7 4ZD
77 Hacking Street, Manchester, M7 4ZD
38 Hacking Street, Manchester, M7 4YD
98 North Clifden Lane, Manchester, M7 4TY
94 North Clifden Lane, Manchester, M7 4TY

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 -
Area Team Boundary - Name: NORTH AREA