

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137050/FH/2023

Date registered valid: 23 May 2023

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

Address: 1089 Hyde Road, Manchester, M18 7LN

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr M Yameen

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: 13 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 June 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 May 2023 Expired: 14 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application property is a two-storey, hip roof, bay fronted, semi-detached dwellinghouse with red-brown brick construction. The property benefits from existing amenity space along the front, side, and rear elevations; including off-street parking along the front and side elevations. There is an existing conservatory, single storey lean-to rear extension and a timber frame outbuilding/garden shed along the rear garden. The application site is located in a predominantly residential area in the Gorton & Abbey Hey Ward of Manchester. The property fronts a very busy major arterial road to and from Manchester city centre. It was noted on the site visit that there were similar developments in the immediate area including at the two adjacent properties. These were approved under planning permissions 109258/FH/2015/N2 and 119134/FH/2018. Wheeled bins are currently stored along the side garden behind gated access.

Description of development

The submitted application relates to the proposed erection of a single storey side and rear extension to form additional living accommodation

Following negotiations, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans were subsequently submitted, (dated, 10/07/2023). The revised plans would comprise of:

- o The side extension set-back approximately 250mm along the front elevation.
- o The initially proposed rearward projection has been pulled in from 5165mm to 4000mm
- o Clarification has been provided regarding the storage location of wheeled bins.

The proposed single storey side and rear extension would be set-back approximately 250mm from the front building line of the original dwellinghouse. It would have a proposed width of approximately 2218mm along the front elevation and would be sited along the common shared boundary with no.1087 Hyde Road, whilst leaving a small gap of approximately 84mm from this boundary. It would then project approximately 11206mm along this boundary, then come forward of the existing rear conservatory approximately 4648mm wide. The proposed maximum rearward projection would not exceed 4000mm, and the proposed maximum height would not exceed 3819mm (along the rear elevation) and 3779mm (along the front elevation). The proposed extension would incorporate a lean-to pitched roof design along the front and a pitched roof along the rear elevation. In terms of fenestration, it would incorporate 1no. window along the front elevation, 1no. window along the side elevation roof plane, including patio doors along the rear elevation.

In terms of materials, it is intended to use external facing materials to match the original dwellinghouse.

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.

POLICY

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

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- o 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 - It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

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

- o Saved Policy DC1 (Residential Extensions) is considered relevant.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ISSUES

Following negotiations, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans were subsequently submitted, (dated, 10/07/2023).

Principle

The principle of the proposal to create additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey side and rear extension) - In light of the revised plans (dated, 10/07/2023) and given the pre-existing context involving built form along the common shared boundary, and due to the fact that the proposed development would be stepped away from the common boundary to retain a small gap, and due to the fact that the proposed extension would be single storey, and would mirror similar developments along the street scene, it is considered

that the proposal could be accommodated in this location in this instance. In addition, the revised proposed maximum rearward projection at approximately 4000mm although is (350mm) in excess of the guidance set out in saved policy DC1 regarding rearward extensions, it is in line with the guidance for a larger homes application. Therefore, for these reasons and on balance, and subject to conditions, the proposed extension is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing, overshadowing or privacy impacts.

Impact of works (design and appearance) - It is not considered that the revised proposal would unduly harm the character of the building or the general area. It is also intended to match materials with that of the existing house, although a materials condition has been attached to ensure that the materials are adhered to.

Impact of works (waste management) - As the existing arrangement would be affected, clarification has been provided in terms of the proposed storage and screened location for wheeled bins, (dated, 10/07/2023). Revised plans show the provision of an enclosed timber bin store within the front garden and boundary between the adjoining properties. This is considered acceptable give the enclosed bin store provision.

Impact of works (car parking) - Whilst the existing depth of front driveway falls short of the Council's minimum standards of 6 metres deep, this measurement is historical and pre-dates the standards. Notwithstanding this factor, the revised plans, (dated, 10/07/2023) proposes a slight set-back along the front elevation, demonstrating that within curtilage car parking would still be maintained.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2, and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 this instance, following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans were subsequently submitted, (dated, 10/07/2023). The Local Planning Authority in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The local planning authority had no other 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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 23 May 2023.
- o Location Plan and Site Plan with application site edge in red; DRAWING NUMBER A101, REV P2, received by the city council as the local planning authority on 10 July 2023.
- o Proposed Floor Plans, DRAWING NUMBER A104, REV P2, received by the city council as the local planning authority on 10 July 2023.
- o Proposed Elevations, DRAWING NUMBER A105, REV P2, received by the city council as the local planning authority on 10 July 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans; pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of the Core Strategy (July 2012).

3) The external facing materials to be used on the extension 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 - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Core Strategy (July 2012).

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 development hereby approved other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of the Core Strategy (July 2012).

5) Waste bins for the application property shall be stored in the specified location and enclosed bin store as shown on: DRAWING NUMBER A101, REV P2 as received by the City Council as the local planning authority on 10 July 2023.

Reason - In the interests of visual and residential amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, SP1 and DM1 of the Core Strategy (July 2012).

Appendix 1 – List of consultees & neighbours notified

1091 Hyde Road, Manchester, M18 7LN
1087 Hyde Road, Manchester, M18 7LN
1 Clumber Road, Manchester, M18 7LX

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