

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136728/FH/2023
Date registered valid: 18 May 2023
Proposal: Erection of front porch
Address: 340 Slade Lane, Manchester, M19 2BL
Ward(s): Burnage Ward

Applicant: Dia
Agent (if any): Mr T Richardson, TR Architectural Services
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 13.07.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 June 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 June 2023 Expired: 26 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 relates to an end terraced property situated within a parade of 4 dwellings that are commercial along the ground floor and residential on the first floor within the Burnage Ward, Manchester. The host property is situated at the junction between Slade Lane and Monica Grove, the Slade Lane frontage is the main entry point into the commercial unit along the ground floor and the Monica Grove frontage is the proposed elevation where the front porch has been built and the main entry point into the residential unit along the first floor.

The local area is mixed use development with residential neighbourhoods situated to the west and south of the application site along Monica Grove and Auckland Road, with commercial uses situated to the north and east of the application site.

Description of development

The application seeks planning permission for the retention of a front porch along the Monica Grove frontage. The agent has confirmed via email dated 12.07.2023 that the porch will only serve the upper residential floor only and will not provide access to the ground floor areas. Revised drawings have been received dated 12.07.2023 illustrating the internal configuration.

Consultations & Notification Responses

Local residents were notified and one response was received. The objector comments are summarised below:

I object to this application as it is creating and legitimising sub-standard living accommodation, which results in a change of use from its earlier commercial use to residential. Furthermore there are a number of windowless rooms which fall far short of the City Council's recommended minimal space standards.

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 development application is for the retention of a single storey front porch. This is considered acceptable in principle as many people prefer to alter or extend their 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 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 front porch would have approx. dimensions of Height 3.3m x Width 1.9m x Depth 1.3m. The proposed porch would be sited approx. 3.8metres away from the western shared boundary and the impact against the boundary is not considered severe. No side facing windows have been introduced therefore mitigating against any loss of privacy impacts neighbouring properties along Monica Grove may have experienced. Further, the front porch does not appear out of place nor does in form an incongruous feature within the street scene and therefore would not create harm in relation to visual and residential amenity.

Design and Appearance

The proposal is considered subservient and appropriately scaled and sited for the dwelling, pursuant to policies DC1, DM1 and SP1. The front porch materials match those of the existing

dwelling and is finished in white render to match the first floor of the host property. This element is considered pursuant to Policy DC1 of the UDP.

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.

Objection Comments

The application received one objection letter that was outlined above, however the planning agent has confirmed via email dated 12.07.2023 that that the porch will only serve the upper residential floor only and will not provide access to the ground floor areas. Further, the mixed use development will be retained and no change of use will occur along the ground floor.

Conclusion

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

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 Plan ref. R1906-001

Stamped as received by the City Council as Local Planning Authority on 12 April 2023

Drawing- Elevations and Plans ref. R1906-102A1

All stamped as received by the City Council as Local Planning Authority on 12 July 2023

Email dated 12.07.2023 from the planning agent outlining the retained mixed use development of the application site and the use of the porch is only for access to the first floor residential flat.

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.

Informative – This consent does not convey any permission for the external canopies that have been erected (not shown on the submitted plans) which require the benefit of planning permission.

Appendix 1 – List of consultees & neighbours notified

Work Shop Rear Of, 342 Slade Lane, Manchester, M19 2BX
2 Monica Grove, Manchester, M19 2BN
338 Slade Lane, Manchester, M19 2BL
338A Slade Lane, Manchester, M19 2BL
225 Slade Lane, Manchester, M19 2EX
223 Slade Lane, Manchester, M19 2EX
342 Slade Lane, Manchester, M19 2BX
340A Slade Lane, Manchester, M19 2BL

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA