

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137011/FH/2023

Date registered valid: 23 May 2023

Proposal: Erection of a two- storey side extension including hip to gable conversion and part two/ part single storey rear extension following demolition of existing detached garage together with the installation of a rear dormer, and erection of a front canopy

Address: 16 Skelton Grove, Manchester, M13 0UL

Ward(s): Rusholme Ward

Applicant: Mr Hafiz Hamood Ur Rehman

Agent (if any): Mr Rashid Mehmood I. Planning Services

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@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: 10th July 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 June 2023 Expired: 27 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

The property that is the subject of this householder application is a brick built 2 storey semi-detached dwellinghouse. It sits at the end of Skelton Grove. It has garden area to the front, side and rear. The property is currently a two- storey semi-detached house it has off road parking informally laid out for several vehicles together with a free- standing garage. It sits adjacent to the school playing fields associated with the Manchester Enterprise Academy.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Apart from the adjacent Enterprise Academy the area is predominantly residential in nature, with the neighbouring groves following the same make up of properties as those on Skelton Grove, comprising of semi- detached 2 storey houses, with the end properties occupying a larger plot.

Description of development

The proposal is for the erection of a two- storey side extension including hip to gable conversion and part two storey part single storey rear extension, installation of a rear dormer, and erection of a front canopy following the demolition of the free- standing garage.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 for Residential Extensions is a saved policy.

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

Policy DM 1 - Development Management

Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle - The proposal is for the erection of a two -storey side extension including hip to gable conversion and part two storey part single storey rear extension, installation of a rear dormer, and erection of a front canopy, which is considered to be acceptable.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Siting - The proposed works are to the front, side and rear of the property. The extension would still allow for car parking spaces to be accommodated on site and would allow the passage of bins between the rear and front for storage and to be taken kerb side on collection day.

Design and Appearance - Materials are shown as matching the existing materials on the house, an appropriate condition would be attached to any consent granted. The appearance of the property post development would be very similar to the bookend properties on the other neighbouring Groves and is considered acceptable.

Scale and Massing - The scheme is exactly the same as previously approved under submission 120546. To the Skelton Grove street scene, you would see the two storey side extension, the hip to gable conversion and the front canopy.

The development would not result in terracing as it is at the end of the Grove. There is large amount of land available to all of the properties at the end of the groves. Even with the extensions there is still a gap retained to the boundary with Manchester Enterprise Academy. Whilst the extension is not subservient, there are precedents for similar householder extensions to the end properties on the neighbouring Groves.

The dormer extension to the rear would not conflict with the roof slope of the proposed two storey projection to the rear.

Residential Amenity - The part single / part two storey rear extension projects 3.65m. The first-floor element is substantially off the shared boundary with the attached semi- detached property to which the application property. It is therefore considered that the extensions to the rear do not result in an unduly overbearing or unneighbourly relationship to the attached semi- detached property. The proposal would result in some loss of light, however, not to such an extent that would merit the refusal of planning consent. The dormer extension would not provide any further overlooking than is available from the existing first floor windows. The window at second floor to the side elevation would not provide any further overlooking to the playing fields of the

Enterprise Academy than from existing windows to the side gable. There would still be a large area of usable external amenity space retained post development for the occupants of the host property.

Waste collection - The residents would continue to have access to the rear for the storage of refuse bins at the rear of the property.

Parking - Off street car parking spaces would still be provided on site.

Conclusion - The proposal is considered acceptable in this location in terms of design, scale and massing and it is not considered that the proposal would create any undue loss of amenity to neighbouring occupiers, nor that of the present and future occupiers of the application site. The proposal therefore complies with policies DC1, DM1 and SP1.

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 there were no additional negotiations required, and the application has been determined in a timely manner.

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:

Existing and Proposed IPS/R/6/M130UL- Rev A received 24th August 2018

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, and as stated on the Householder Application Form.

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.

Appendix 1 – List of consultees & neighbours notified

15 Handforth Grove, Manchester, M13 0UH
Manchester Enterprise Academy Central, 60A Lytham Road, Manchester, M14 6PL
11A Handforth Grove, Manchester, M13 0UH
15 Skelton Grove, Manchester, M13 0UL
14 Skelton Grove, Manchester, M13 0UL
13 Skelton Grove, Manchester, M13 0UL

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