

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131552/FH/2021

Date registered valid: 9 September 2021

Proposal: Erection of part two storey, part single storey rear extension to form additional living accommodation and installation of external insulation cladding to existing dwellinghouse

Address: 10 Rushford Avenue, Manchester, M19 2HG

Ward(s): Levenshulme Ward

Applicant: A Thomas

Agent (if any): Mr Ross Neal, FN Architects

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 May 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 September 2021

Standard consultations:

Printed: 13 September 2021 Expired: 4 October 2021

Neighbour notifications

Printed: 29 March 2023 Expired: 12 April 2023

Site notice

Posted: Expired:

Press advert

Published: 21 September 2021 Expired: 12 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Rushford Park Conservation Area 1986

Tree Preservation Order:

Description of site / building / area

This planning application relates to a detached two storey, pitched roof dwellinghouse with dual chimney stack and rendered façade. The application building dates from the 19th century and is part of a row of three buildings: a central semi-detached villa (nos. 6 and 8 Rushford Avenue) and to either side the detached two storey houses at nos. 4 and 10. Nos. 4 and 10 would appear to have originally matched but, unlike no.10, the front elevation of no.4 has retained its original brickwork, slate roof and much of the original architectural detailing. The application property is in the Rushford Park Conservation Area and within a residential context. Playing fields are located beyond the Park Grove boundary. Houses are located to the east of the application site; block of apartment is located to the west adjacent to the junction of Rushford Avenue and Central Avenue with related garage positioned close to the shared boundary. Semi-detached houses set within large gardens are located to the north-east. The property is characterised by elongated front and rear gardens presented to Rushford Avenue and Park Grove respectively. Park Grove provides a through route for pedestrians and cyclists and access for vehicles to various properties. Whilst the front elevation shares a common building line with nos. 4 - 8 Rushford Avenue, the rear elevations contextually have staggered arrangements with significant rearward projections by nos. 6 - 8 Rushford Avenue, as a consequence, the existing combined rearward projection of no.8 Rushford Avenue is

approximately 8.1 metres deep beyond the rear building line of the application dwellinghouse, whilst being off-set from the common shared boundary.

Description of development

This application relates to the proposed erection of a part single storey, part two storey rear extension to form additional living accommodation and installation of external insulation cladding to existing dwellinghouse.

The initially submitted plan has been revised in the interest of preserving and enhancing the character and appearance of the conservation area; and in the interest of residential amenity and revised plans subsequently submitted, (dated, 14/12/2022). The revised plans would comprise of:

- The revised proposed extension is reduced in scale with a proposed 3m rearward projection along the first floor level, and 6m rearward projection along the ground floor level, and the overall width of the rear extension is reduced and pulled further away from the common shared boundary with no. 8 Rushford Avenue.
- With regards to the proposed part single, part two storey rear extension, it would no longer be rendered, it is intended to use facing bricks for the external elevations.
- In terms of the elevational alterations to the existing dwellinghouse - an insulated brick slip system is proposed to resolve the exterior along both front and rear elevations to unify the appearance of the new and old while blending the house back into the context. Windows will be replaced throughout with new high performance traditional style windows including double-hung at the front to match neighbouring properties and to resolve the bay windows. The roof will be replaced with a contextually appropriate slate. It is proposed to provide high level Velux windows along the rear roof plane to provide improved natural light into these spaces - these rooflights will be generally hidden from view by the new valley.
- The agent has confirmed acceptance of a materials condition to be attached to any recommendation for planning approval in relation to the proposed elevational alterations to the original dwellinghouse, correspondence (dated, 30/11/22 and 07/12/22).

The proposed revised part single, part two storey rear extension would be stepped away and retain a separation distance of approximately minimum 2888mm and maximum 2973mm from the common boundary with no. 8 Rushford Avenue given the slight gradient along the shared common boundary. It would also be stepped in approximately 540mm from the GABLE (W) elevation. Along the ground floor, it would measure approximately 6000mm deep x 6535mm wide x 4348mm high and incorporate a shallow pitched roof design with 1no. window along the side elevation facing the common shared boundary with no. 8 Rushford Avenue, 1no. window and a door along the rear elevation, including further windows along the roof elevation. The proposed first floor element would mirror the ground floor but with a significantly reduced rearward projection - measuring approximately 3000mm deep x 6535mm wide x 7507mm high and would also incorporate a shallow pitched roof design with the ridge set below that of the original house, including 2no. windows along the rear elevation. It intended to use bricks for the external facing materials, and as stated on revised submitted information.

With regards to the proposed elevational alterations to the existing dwellinghouse, an insulated brick slip system is proposed to resolve the exterior along both front and rear elevations to unify

the appearance of the new and old while blending the house back into the context. Windows will be replaced throughout with new high performance traditional style windows including double-hung at the front to match neighbouring properties and to resolve the bay windows. The roof will be replaced with a contextually appropriate slate. It is proposed to provide high level Velux windows along the rear roof elevation to provide improved natural light. These rooflights will be largely hidden from view by the new valley created as a result of the proposed rear roof configuration of the first floor rear extension. In addition, the agent has confirmed acceptance of a materials condition to be attached to any recommendation for planning approval in relation to the proposed elevational alterations to the original dwellinghouse, correspondence (dated, 30/11/22 and 07/12/22).

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified and subsequently re-notified of the proposal following revised plans. Neighbours were re-notified 13/09/2021, 24/05/2022, 29/03/2023. A summary of the comments, objections, or representations received from two local residents are outlined below:

Comment

I vehemently object to the proposed scheme, the proposed building would seriously encroach on the natural day light and sunlight that my house and garden currently benefit from, severely altering how I live and enjoy the property, in addition to its proximity to boundaries, rearward projection, the size of the proposal and the proposed design within the conservation area, coupled with the height of the single storey extension, the new extension would envelop all windows creating a tunnel/corridor effect and seriously impact on the light entering my property. The extension would appear overly large and a disproportionate addition to the existing building.

Comment

My comment relates to access to construction traffic for the work on 10 Rushford Avenue. Given that anyone living next to Park Grove is apparently responsible for its upkeep, I would want to know what measures are to be made by the owners of 10 Rushford Avenue to predict usage and access to Park Grove, minimise damage, and provide a plan to rectify any damage to "road surface" and neighbouring buildings that may be caused. My garage backs onto Park Grove, so it's a concern. Is Park Grove even suitable for construction traffic access? The published plans need to discuss timescales and disruption to neighbours, and not just what the project will look like once completed.

2. Environmental Health

No comments regarding this application were received on this occasion.

3. Flood Risk Management

The information uploaded to the Planning Portal 02 to 09 September 2021 has been considered.

The site is within Flood Zone 1, the Levenshulme Fallowfield Critical Drainage Area, and at low risk of surface water flooding. This level of risk does not trigger the need for an FRA under the Government Guidance. However, the proposed extension is ca. 20m south of the Nico Ditch, a culvert with an indicative route beneath Park Grove. There are several historic flood incidents related to the culvert reported to have affected neighbouring properties.

Due to the local flood history associated with a culverted Ordinary Watercourse within ca. 20m of the site, we strongly recommend the below Informative for the Decision Notice:

Informative:

Due to the local flood history associated with the Nico Ditch culverted ordinary watercourse (approximately 20m to the north of the site), we recommend that the applicant undertakes an assessment of the flood risk to the development to determine if any flood resilience and resistance measures should be considered in their design.

MCC records highlight that the underground Nico Ditch is located within close proximity to the site (approximately 20m to the north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

POLICY

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

1. Section 72 of the Listed Building Act - Provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2. 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:

i. Chapter 12: Achieving well-designed places - States that 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 (paragraph 124). Paragraph 127 further states that planning decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

The proposed development has been appropriately related to the existing house and neighbouring housing. It is not considered that the development would impact upon neighbouring houses due to their juxtaposition and arrangement of space between them. It is considered that the quality of design has been appropriately related to the existing house and conservation area to thereby accord with chapter 12.

ii. Chapter 16: Conserving and enhancing the historic environment -

Paragraph 189 - States that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 192 - States that in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

In this case, it is considered that the revised proposed development suitably reflects the composition of the existing house to thereby maintain its relationship to the surrounding conservation area.

3. Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the NPPG:

- i. Consultation and pre-decision matters (ID:15);
- ii. Design (ID:26) - Good quality design is considered to be an integral part of sustainable development;
- iii. Health and well-being (ID:53).

In this case, appropriate neighbour and statutory consultation had been undertaken. The design is satisfactorily related to the original house. The proposed extension would not unduly harm residential amenity. The above sections of PPG would therefore be satisfactorily responded to.

4. Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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:

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

- a. 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, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

- i. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- ii. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- iii. Community safety and crime prevention;
- iv. Design for health;
- v. Adequacy of internal accommodation and external amenity space;
- vi. Refuse storage and collection.

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.

Policy EN3 (Heritage) - Is relevant to the consideration of the proposed development its location within the Rushford Park Conservation Area. In such circumstances, policy EN3 requires that new developments is designed to enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Policy EN3 has been related to the relationship of the proposed extension and alterations building, including its height, proportions and siting, to Rushford Park Conservation Area. It is considered that the development would result in the reinstatement of brickwork, i.e. the existing elevations are rendered. It is considered that these design features and composition of the extension would contribute positively to the surrounding context.

Policy EN18 (Contaminated Land and Ground Stability) - In accordance with policy EN18, the potential impact of local ground conditions on the development have been assessed. Environmental Health confirm that there are no localised land conditions that would affect the development. In addition, following an assessment by Flood Risk Management officers, it is advised that due to the local flood history associated with a culverted Ordinary Watercourse within ca. 20m of the site, it is strongly recommended an informative is attached to any recommendation for planning approval.

Policy EN19 (Waste) - States that developers should have full regard to the economic and environmental benefits that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users, and encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

Policy T2 (Accessible areas of opportunity and need) - States that the Council will actively manage the pattern of development to ensure that in new development:

- The car parking standards are maximums, and the cycle and disabled car parking standards are minimums. However, the Council will take the circumstances of each proposal into account to establish what level of parking is appropriate.

5. Saved Unitary Development Plan Policies (UDP)

Large elements of the UDP have been superseded by the Core Strategy Development Plan. However, saved Policy DC1 for Residential Extensions is still of relevance. This states:

DC1.1

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 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 street scene

- e) the effect of the loss of any on site car parking

DC1.2

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 the original buildings)
- b) they do not create an 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 street scene by virtue of design, use of materials or constructional 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 car 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 (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
- e) extensions which conflict with the council's guidelines on privacy distances (which are published as supplementary guidance)

Policy DC1.6

For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.

Reasons: Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.

Policy DC18 (Conservation Areas) - States that the City Council will give particularly careful consideration to development proposals within conservation areas. It states that:

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i. The relationship of new structures to neighbouring buildings and spaces;
 - ii. The effect of major changes to the appearance of existing buildings;
 - iii. The desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).

6. 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.

ISSUES

In this instance, the initially submitted plan has been subsequently revised in the interest of preserving and enhancing the character and appearance of the conservation area; and in the interest of residential amenity and revised plans subsequently submitted, (dated, 14/12/2022).

Principle of development

The principle of extending one's home is acceptable and the planning system accommodates this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on residential and visual amenity, combined with preserving or enhancing the character or appearance of the Rushford Park conservation area.

Residential and Visual Amenity

Impact of works (Part single, part two storey rear extension and installation of external insulation cladding to existing dwellinghouse) - In light of the revised plans, (dated, 14/12/2022), coupled with the pre-existing and proposed contextual relationship in terms of the impact on the character and appearance of the Rushford Park conservation area, it is considered that any impact on the neighbouring property would be limited by the scale of the development and its siting in relation to neighbouring properties and therefore it is not considered that the proposed scale of the development would be unduly overbearing, nor would it result in undue overlooking or loss of privacy.

The proposed extension would also be subservient to the existing house in terms of its proportions and height.

Moreover, given the maintained relationship of the application property to neighbouring buildings, it is not considered that the development would have an unduly harmful impact on the surrounding context. The neighbouring properties at 6-8 Rushford Avenue project well beyond the rear building line of the application property and would not be unduly adversely impacted by the proposed development. In addition, the relationship to Rushford Court and the garages along its rear elevation would not be substantially affected due to the separation distance that would be retained. The siting of the development is therefore considered to be acceptable.

With regards to the proposed elevational alterations to the existing dwellinghouse to achieve better insulation and energy efficiency, a brick slip system is proposed to resolve the exterior along both front and rear elevations to unify the appearance of the new and old while blending the house back into the context. Windows will be replaced throughout with new high performance traditional style windows including double-hung at the front to match neighbouring properties and to resolve the bay windows. The roof will be replaced with a contextually appropriate slate. It is proposed to provide high level Velux windows along the rear roof elevation to provide improved natural light. These rooflights will be largely hidden from view by the new valley created as a result of the proposed rear roof configuration of the first floor rear extension. In addition, the agent has confirmed acceptance of a materials condition in relation to the elevational alterations to the original dwellinghouse, correspondence (dated, 30/11/22 and 07/12/22).

For these reasons, and on balance, and subject to planning conditions, it is considered that the proposal could be accommodated in this location as there are no undue overbearing adverse impacts from massing, nor would the proposal result in undue overlooking or loss of privacy impacts, or unduly impact on the character and appearance of the conservation area. Moreover, it is considered that the proposed development responds positively to policy SP1 and DM1, in that it would improve the living environment for the resident and thereby their well-being and continued occupation of the house, subject to conditions. In addition, it is considered necessary that an additional informative in relation to development and noise is attached to any recommendation for planning approval.

Impact of works (Design) - The revised plans, (dated, 14/12/2022) represents a simple design form that would be seen as subservient and responds to the character of the original house in terms of the proposed brick façade. It is therefore not considered that the development would undermine the residential character of the Rushford Park Conservation Area due to the scale of the development, the quality of the proposed design and proposed materials. In addition, the development would facilitate the reintroduction of the brickwork. In addition, a condition has been included to relate the development to specified external facing materials.

Impact of works (Car parking) - The existing arrangement would be unaffected.

Impact of works (Waste management) - The existing arrangement would be unaffected.

Land conditions - The comments of Flood Risk Management are related to the development as an informative.

Development and noise - In addition to the comments of Environmental Health, it is considered necessary that an informative in relation to development noise is attached to any recommendation for planning approval.

Objectors' comments - In terms of planning comments raised by the objectors, these have been duly considered in the issues section above. The other comments raised would fall under separate legislations and therefore cannot be considered as part of this planning application.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development has been satisfactorily related to the existing house and the surrounding context and therefore responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, EN3, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 and DC18 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 assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been subsequently revised in the interest of preserving and enhancing the character and appearance of the conservation area; and in the interest of residential amenity and revised plans subsequently submitted, (dated, 14/12/2022). 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:

- Location Plan, with application site edged in red, drawing number 20_003_1_, received by the City Council as the Local Planning Authority on 14 May 2022.
- Existing Basement Floor Plan, drawing number 20_003_05_, received by the City Council as the Local Planning Authority on 14 May 2022.
- Existing Ground Floor Plan, drawing number 20_003_03_, received by the City Council as the Local Planning Authority on 14 May 2022.
- Existing First Floor Plan, drawing number 20_003_04_, received by the City Council as the Local Planning Authority on 14 May 2022.
- Existing Site Plan and Roof Plan, with application site edged in red, drawing number 20_003_2B, received by the City Council as the Local Planning Authority on 14 December 2022.
- Proposed Privacy Diagram Plan, drawing number 20_003_20_, received by the City Council as the Local Planning Authority on 14 December 2022.
- Proposed First Floor Plan, drawing number 20_003_9_, received by the City Council as the Local Planning Authority on 14 December 2022.
- Proposed Ground Floor Plan, drawing number 20_003_8_, received by the City Council as the Local Planning Authority on 14 December 2022.
- Proposed Site Plan and Roof Plan, with application site edged in red, drawing number 20_003_7_, received by the City Council as the Local Planning Authority on 14 December 2022.
- Proposed Section, drawing number 20_003_12_, received by the City Council as the Local Planning Authority on 14 December 2022.
- Proposed Elevations, drawing number 20_003_11_, received by the City Council as the Local Planning Authority on 14 December 2022.
- Supporting Information Document - PRELIMINARY GRAPHICS OPTION 9 2022.12.12, drawing number 20_003, received by the City Council as the Local Planning Authority on 14 December 2022.

- Correspondence dated, 30/11/22 and 07/12/22, in relation to acceptance of materials condition.

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 Development Plan Document (July 2012).

3) Notwithstanding the materials referred to and as annotated on the approved drawings and documents, no above ground development that is hereby approved shall commence unless and until samples and specifications of the bricks and roof tiles to be used on the external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the visual amenity of the area within which the site is located, pursuant to saved policies DC1, DC18 of the Unitary Development Plan for the City of Manchester (1995); and policies SP1, DM1, EN1, EN3 of the Manchester Core Strategy Development Plan Document (July 2012).

4) Notwithstanding the materials referred to and as annotated on the approved drawings and documents, no above ground development that is hereby approved shall commence unless and until samples and specifications of the external insulation cladding to be used on the external elevations of the original dwellinghouse have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the visual amenity of the area within which the site is located, pursuant to saved policies DC1, DC18 of the Unitary Development Plan for the City of Manchester (1995); and policies SP1, DM1, EN1, EN3 of the Manchester Core Strategy Development Plan Document (2012).

5) 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:

- Proposed Privacy Diagram Plan, drawing number 20_003_20_, received by the City Council as the Local Planning Authority on 14 December 2022.
- Proposed First Floor Plan, drawing number 20_003_9_, received by the City Council as the Local Planning Authority on 14 December 2022.
- Proposed Ground Floor Plan, drawing number 20_003_8_, received by the City Council as the Local Planning Authority on 14 December 2022.

- Proposed Site Plan and Roof Plan, with application site edged in red, drawing number 20_003_7_, received by the City Council as the Local Planning Authority on 14 December 2022.
- Proposed Elevations, drawing number 20_003_11_, received by the City Council as the Local Planning Authority on 14 December 2022.

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

6) Before first occupation of the development thereby approved, the proposed window along the first floor rear elevation of the original dwellinghouse, the proposed window along the first floor side elevation of the original dwellinghouse, and the proposed window along the ground floor side elevation of the original dwellinghouse; and as shown on: Proposed First Floor Plan, drawing number 20_003_9_, Proposed Ground Floor Plan, drawing number 20_003_8_ and Proposed Elevations, drawing number 20_003_11_, all received by the City Council as the Local Planning Authority on 14 December 2022, shall all be opaquely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informative

1) Due to the local flood history associated with the Nico Ditch culverted ordinary watercourse (approximately 20m to the north of the site), we recommend that the applicant undertakes an assessment of the flood risk to the development to determine if any flood resilience and resistance measures should be considered in their design.

Manchester City Council records highlight that the underground Nico Ditch is located within close proximity to the site (approximately 20m to the north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all Manchester City Council underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and Manchester City Council should be contacted immediately.

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

2) Construction/demolition 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

Reason - To safeguard the amenities of nearby residents pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management
Greater Manchester Ecology Unit

Flat 32, Rushford Court, Rushford Avenue, Manchester, M19 2FE
37 Park Grove, Manchester, M19 2FH
39 Park Grove, Manchester, M19 2FH
8 Rushford Avenue, Manchester, M19 2HG
Flat 22, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 24, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 26, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 27, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 29, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 31, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 33, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 34, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 36, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 1, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 3, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 5, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 6, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 8, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 10, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 23, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 14, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 12, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 9, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 35, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 30, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 28, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 25, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 21, Rushford Court, Rushford Avenue, Manchester, M19 2FE
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Flat 16, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 15, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 11, Rushford Court, Rushford Avenue, Manchester, M19 2FE
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Flat 17, Rushford Court, Rushford Avenue, Manchester, M19 2FE
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Flat 4, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 7, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 2, Rushford Court, Rushford Avenue, Manchester, M19 2FE
Flat 6, 1 Rushford Avenue, Manchester, M19 2HG
Flat 5, 1 Rushford Avenue, Manchester, M19 2HG
Flat 4, 1 Rushford Avenue, Manchester, M19 2HG
Flat 3, 1 Rushford Avenue, Manchester, M19 2HG
Flat 2, 1 Rushford Avenue, Manchester, M19 2HG
Flat 1, 1 Rushford Avenue, Manchester, M19 2HG
27 Brookside Court, 101 Slade Lane, Manchester, M19 2AH
26 Brookside Court, 101 Slade Lane, Manchester, M19 2AH

25 Brookside Court, 101 Slade Lane, Manchester, M19 2AH
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5 Brookside Court, 101 Slade Lane, Manchester, M19 2AH
4 Brookside Court, 101 Slade Lane, Manchester, M19 2AH
3 Brookside Court, 101 Slade Lane, Manchester, M19 2AH
2 Brookside Court, 101 Slade Lane, Manchester, M19 2AH
1 Brookside Court, 101 Slade Lane, Manchester, M19 2AH
7 Rushford Avenue, Manchester, M19 2HG
6 Rushford Avenue, Manchester, M19 2HG
4 Rushford Avenue, Manchester, M19 2HG
3 Rushford Avenue, Manchester, M19 2HG
Flat 8, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 7, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 6, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 5, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 4, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 3, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 2, Scott House, 35 Central Avenue, Manchester, M19 2HF
Flat 1, Scott House, 35 Central Avenue, Manchester, M19 2HF

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
Conservation Area - Rushford Park Conservation Area 1986
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH