

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 134819/FH/2022

**Date registered valid:** 2 September 2022

**Proposal:** Erection of single storey side and rear extension to form additional living accommodation, together with front porch.

**Address:** 2 Pink Bank Lane, Manchester, M12 5GH

**Ward(s):** Longsight Ward

**Applicant:** Mrs. Effat Yonus

**Agent (if any):** Mr. Niamat Ali NA Design

**Case officer:** Harriet Aidoo  
Tel: 0161 234 4532  
Email: [harriet.aidoo@manchester.gov.uk](mailto:harriet.aidoo@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 31 May 2023

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 21 September 2022

### **Standard consultations:**

Printed: 18 October 2022 Expired: 8 November 2022

### **Neighbour notifications**

Printed: 13 September 2022 Expired: 4 October 2022

### **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:**

**Tree Preservation Order:**

## **Description of site / building / area**

The application site is a brick facing two-storey, hip roofed, ground floor bay fronted, with canopy above the front door, end-of-terrace dwellinghouse situated along a short row of four properties of similar type. The application property benefits from amenity space to the front, side and rear elevations, off-street car parking is available on the front driveway, and includes boundary treatment - approximately 1.8 metres in height along the rear perimeter. The depth of the existing rear garden is approximately 19.2 metres, the existing side access approximately 2.4 metres wide and the depth of existing front driveway approximately 5.9 metres. Beyond the curtilage of the property is an electricity sub station with access from Pink Bank Lane which runs along the northern boundary with the side garden.

Further to the north-east of the property is St Peter's High School.

## **Description of development**

The submitted application relates to a single storey side and rear extension to form additional living accommodation.

The initially submitted plan has been revised in the interest of residential amenity, and revised plans subsequently submitted, (dated, 01/11/2022). The title description of the proposal has been subsequently amended to reflect the revised plan. The revised plans would comprise of:

- The initially proposed combined pillars and canopy along the front elevation has been omitted from the plan. Only the front porch would be retained.
- Removal of the initially proposed window along the side elevation. 1no. window would be located along the roof plane along the side elevation instead.
- Clarification has been provided in terms of the proposed storage and location of wheeled bins.
- Clarification has been provided in terms of the proposed on-site car parking arrangements.

The proposed "L-shape" wrap-around side and rear extension would be flush with the front building line of the original dwellinghouse. It would have a proposed width of approximately 2328mm along the front elevation, whilst retaining a small gap of approximately 150mm from the common shared boundary along the side elevation. It would project approximately 4500mm to the rear of the existing house, and the proposed maximum roof height would not exceed 3674mm. The side and rear extension would incorporate a combined lean-to pitched and hipped roof configuration, including 1no. window along the roof plane of the proposed side elevation, 1no. window and a door along the front elevation, including French doors and 2no. windows along the rear elevation.

With regards to the proposed front porch, it would be sited centrally in front of the existing front door, whilst retaining a small gap of approximately 135mm from the common shared boundary with no.4 Pink Bank Lane. It would measure approximately, 1506mm deep x 2148mm wide x 3480mm maximum high. The porch would have a pitch roof design, with 1no. door along the front elevation, including windows along the side elevations.

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:

### **2. Electricity North West**

Advised that the planning application could have an impact on their infrastructure.

The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements.

Detailed advice relating to avoiding danger from underground services.

avoidance of danger from overhead electric lines , the need to contact Electricity North West, requirement to protect both the electrical apparatus and any personnel working in its vicinity, and other relevant matters for the applicant was provided and has been forwarded to the planning agent who is acting on behalf of the applicant for this development .

It was recommended that the applicant gives early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

### 3. Highways

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street.

It is noted that the driveway does not have a dropped kerb in place off Pink Bank Lane. It is requested that a dropped kerb is installed to facilitate access to the driveway. In order to facilitate access into the site, a new vehicular crossover will be required. The new access will need to be built in accordance with MCC construction standards under a Section 184 vehicle crossing licence/agreement which will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience.

## **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:

- Chapter 8: Promoting healthy and safe communities.
- 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:

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

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

- 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

The initially submitted plan has been revised in the interest of residential amenity, and revised plans subsequently submitted, (dated, 01/11/2022). The title description of the proposal has been subsequently amended to reflect the revised plan.

## **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, 01/11/2022) and given the existing contextual relationship along the boundaries and the resultant context from the proposed development, and the depth of rear garden that would be retained, it is considered that the proposal could be accommodated in this location without any significant adverse impact to residential and visual amenity. In addition, whilst the proposed maximum rearward projection at 4500mm is (850mm) in excess of the guidance set out in saved policy DC1 regarding rearward extensions, it would be in line with the guidance for a larger homes extension application. For these reasons and on balance, and subject to planning conditions, the proposed extension is considered to be acceptable in terms of its impact on residential and visual amenity as there are no overbearing, overshadowing or privacy impacts.

**Impact of works (front porch extension)** - Although the proposal, in particular the proposed porch would be clearly visible within the street scene - as would any front porch constructed in line with the requirements and limitations for general householder general permitted development, it is not considered to give rise to visual amenity issues. In this instance as the proposed porch would measure at approximately measure approximately, 1506mm deep x 2148mm wide x 3480mm maximum height, with the proposed height being (480mm) over the limitations for a front porch under general permitted development. It considered that in light of the existing contextual relationship with those immediate properties along the boundaries, specifically no. 4 Pink Bank Lane, and due to the fact the proposal would be stepped-away from the immediate common boundary - leaving a small gap, and a separation distance of approximately 4982mm would be retained from the front elevation of the proposed porch to common boundary with the back of pavement along Pink Bank Lane, and due to the revised plans, (dated 01/11/2022) which sought the removal of the combined canopy and pillar structures; on balance, it is considered that the proposed front porch could be accommodated in this location in this instance, as there are no overbearing, overshadowing, nor loss of privacy impacts, subject to conditions.

**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 as it would be informed by similar developments in the neighbourhood. 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)** - The existing arrangement would be affected as the existing access along the side elevation would be significantly lost to accommodate the proposed side extension element. However, clarification has been provided in terms of a proposed timber frame bin store - approximately 1705mm deep x 1350mm wide x 1100mm high, (dated, 01/11/2022), which is considered acceptable.

**Impact of works (car parking)** - The existing depth of front driveway would be unaffected.

**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, the initially submitted plan has been revised in the interest of residential amenity, and revised plans subsequently submitted, (dated, 01/11/2022). The title description of the proposal has been subsequently amended to reflect the revised plan. 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 Location plan with application site edge in red; received by the city council as the local planning authority on 30 August 2022.
- o Existing Plans and Elevations, DRAWING No: NA-P01, received by the city council as the local planning authority on 02 September 2022.
- o Proposed Ground Floor Plan, DRAWING No: NA-B02, received by the city council as the local planning authority on 01 November 2022.
- o Proposed Elevations, DRAWING No: NA-B03, received by the city council as the local planning authority on 01 November 2022.

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 ( 2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

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 approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (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: Proposed Ground Floor Plan, DRAWING No: NA-B02, and Proposed Elevations, DRAWING No: NA-B03, both received by the city council as the local planning authority on 01 November 2022.

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

5) Before first occupation of the development thereby approved, the proposed window along the rear elevation to serve the w/c room and as shown on: Proposed Ground Floor Plan, DRAWING No: NA-B02, and Proposed Elevations, DRAWING No: NA-B03, both received by the city council as the local planning authority on 01 November 2022, shall 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 policy 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).

6) Wheeled bins shall be stored in the bin store area location as shown on: Proposed Ground Floor Plan, DRAWING No: NA-B02, and Proposed Elevations, DRAWING No: NA-B03, both received by the city council as the local planning authority on 01 November 2022, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

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).

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) Having considered the planning application, we find it could have an impact on our infrastructure.

The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity.

The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given.

The documents are as follows:-

HS(G)47 - Avoiding danger from underground services.

GS6 - Avoidance of danger from overhead electric lines.

The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service, at a modest cost, for our electricity assets. This is a service which is constantly updated by our Data Management Team who can be contacted by telephone on 0800 195 4141 or access the website <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.enwl.co.uk%2Four-services%2Fknow-before-you-dig&data=05%7C01%7Charriet.aidoo%40manchester.gov.uk%7C4841de1d762a4c3c061708dab67109f5%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C638022893908815938%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=%2FC33LSfskqPPmjK0IFwZOjd%2FbHMHFnPQowt4sWxkBkQ%3D&reserved=0>

It is recommended that the applicant gives early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

2) It is noted that the driveway does not have a dropped kerb in place off Pink Bank Lane. It is requested that a dropped kerb is installed to facilitate access to the driveway. In order to facilitate access into the site, a new vehicular crossover will be required. The new access will need to be built in accordance with MCC construction standards under a Section 184 vehicle crossing licence/agreement which will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

3) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Electricity Northwest

St Peters RC High School, 142 Kirkmanshulme Lane, Manchester, M12 4WB  
133 Stanley Grove, Longsight, Manchester, M12 5QH  
131 Stanley Grove, Longsight, Manchester, M12 5QH  
129 Stanley Grove, Longsight, Manchester, M12 5QH  
127 Stanley Grove, Longsight, Manchester, M12 5QH  
6 Pink Bank Lane, Manchester, M12 5GH  
4 Pink Bank Lane, Manchester, M12 5GH  
3 Pink Bank Lane, Manchester, M12 5GH  
1 Pink Bank Lane, Manchester, M12 5GH

## **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  
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: NORTH AREA