

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136350/FH/2023
Date registered valid: 27 February 2023
Proposal: Erection of a single storey rear and part single, part two storey side extension to form additional living accommodation
Address: 12 Kelstern Square, Manchester, M13 0XW
Ward(s): Rusholme Ward

Applicant: Mrs. Sunaban Bibi
Agent (if any): Miss Aysha Utsho Aysha
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24 April 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 March 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 March 2023 Expired: 31 March 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 12 Kelstern Square within the Rusholme ward of south Manchester. The application site relates to a two storey, semi-detached dwellinghouse built of red brick with cream render to part of the front elevation. The property sits within a corner plot and has a staggered building line, whereby the entrance to the property is set back 1.9 metres from part of the front elevation of the property. Amenity space to the front of the property consists of hardstanding and amenity space to the side and rear of the property is grassed and is extensive, measuring 475 square metres.

Description of development

The submitted application seeks planning permission for erection of a single storey rear and part single, part two storey side extension to form additional living accommodation.

The single storey rear extension would have approximate dimensions of Height: 3.3 x Length: 4 x Width: 7.6 metres. The part single storey side extension would be set back from the primary elevation of the host property by 1 metre and would have approximate dimensions of Height: 3.3 x Length: 9.1 x Width: 4 metres. The part two storey side extension would also be set back by 1 metre and have approximate dimensions of Height: 7 x Length: 5.1 x Width: 3 metres.

The proposal would involve the insertion of two windows within the front elevation, a door and 2 windows within the side elevation and three windows and a door within the rear elevation.

The proposal would create a living room no.2, kitchen and dining room on the ground floor and 3rd bedroom and WC on the first floor.

Materials to be used throughout the proposal would match that of the host property.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions

should promote public safety and take into account wider security and defence requirements.

ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

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.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that 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 the 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 a street scene;
- e. The effect of the loss of any on-site car parking.

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.
- 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 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 (12 ft) 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).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the erection of a single storey rear and part single, part two storey side extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend 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.

Visual/ Residential Amenity

Single storey rear extension:

The single storey rear extension would sit 0.15 metres from the shared boundary to the western neighbour. As the extension would extend 4 metres in length at a single level only, the proposal would not give rise to any overbearing implications. Although the neighbour may experience some loss of light, this would be minimal. The rear extension would look onto the back of properties along Beckfoot Drive, but as it is single storey only, it would not give rise to any overlooking/ adverse privacy implications.

Part single, part two storey side extension:

The side extension would be set back from the primary elevation of the host property by 1 metre. As such, due to the set back which would be sympathetic to the staggered building line of the host property, this element of the proposal would not give rise to any adverse visual amenity implications to the surrounding neighbours of Kelstern Square.

At the closest point the side extension would be sited 2.2 metres from neighbouring property to the south and 26 metres from the furthest point, due to the site's corner plot. Due to the distance and the oblique angle of the proposal, it is not considered to create an overbearing feature to the property to the south. The extension would not impact the neighbours rear view. As no windows are sited on the first floor of the side extension, it would not give rise to any adverse privacy implications to the neighbour to the south. It is noted that with the current arrangement of the property, the neighbouring property to the south and host property have windows within the side elevations which lead to overlooking as existing.

As the first floor element to the proposal (side extension) does not come forward of the host property's rear building line, the neighbour to the west would not be impacted by this element of the proposal.

Plans indicate the new W/C window to the first floor of the side extension and the existing W/C of the host property sited to the rear would be obscure glazed. This is considered necessary to protect the privacy of the applicant and would be conditioned accordingly. In addition, a

condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. Since the side extension would be sited 18.3 metres from the rear building line of properties along Beckfoot Drive, at first floor level the proposal would not create an overbearing impact.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Single storey rear extension:

This element of the proposal has a rearward projection of 4 metres and as such would exceed the maximum projection specified through Policy DC1.3 of the UDP. However, Permitted Development rights allow larger extensions and as such, the proposal is considered a compromise between the two routes for approval.

Part single, part two storey side extension:

This element of the proposal is considered to comply with Policy DC1.4 of the UDP, as a setback of both levels of 1 metre is considered to ensure the proposal is viewed as a subservient addition to the host property, and adequate distance remains between the neighbouring property and the proposed extension. The form of the extension respects the form of development with the staggered building lines and is considered to appropriately use the corner amenity space at the property.

Materials:

Materials to be used for the proposal would match that of the host property and as such would be considered acceptable to be sympathetic to the existing property. A materials condition to that effect would be attached to any consent granted.

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.

Bin storage

Bin storage would be unaffected by the proposal.

Car Parking

Adequate space would remain for a car to be parked off street.

Conclusion

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

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 officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to the approval granted.

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:

-Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 27 February 2023.

-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 27 February 2023.
-Drawing- Site Plan, numbered BB02, stamped as received by the City Council as Local Planning Authority on 27 February 2023.
-Drawing- Proposed- Floor Plan, numbered P01, stamped as received by the City Council as Local Planning Authority on 23 March 2023.
-Drawing- Proposed- Elevation, numbered P02, stamped as received by the City Council as Local Planning Authority on 23 March 2023.
-Drawing- Proposed- Ground Floor Plan and North Elevation as Proposed, numbered P02, stamped as received by the City Council as Local Planning Authority on 23 March 2023.

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.

3) Before first occupation, the first floor WC 03 and WC 02 windows as shown on the approved 'Drawing- Proposed- Floor Plan, numbered P01', stamped as received by the City Council as Local Planning Authority on 23 March 2023, shall be obscure 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 - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

7 Beckfoot Drive, Manchester, M13 0XA
46 Birch Hall Lane, Manchester, M13 0XL
9 Beckfoot Drive, Manchester, M13 0XA
3 Beckfoot Drive, Manchester, M13 0XA
13 Kelstern Square, Manchester, M13 0XW
5 Beckfoot Drive, Manchester, M13 0XA
1 Beckfoot Drive, Manchester, M13 0XA
44 Birch Hall Lane, Manchester, M13 0XL
11 Kelstern Square, Manchester, M13 0XW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH AREA