

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133870/FH/2022
Date registered valid: 25 July 2022
Proposal: Erection of single storey front extension
Address: 2 Essoldo Close, Manchester, M18 7BN
Ward(s): Longsight Ward

Applicant: Miss Sobia Anayat Ali
Agent (if any): Miss Aysha Utsho Aysha
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 August 2022

Standard consultations:

Printed: 2 August 2022 Expired: 23 August 2022

Neighbour notifications

Printed: 12 October 2022 Expired: 26 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 relates to an end of terrace bungalow within a row of seven two storey properties in Longsight ward. The application site is within a gated community with access from Mount Road. The application building has an existing rear roof dormer, front porch and boundary treatment along the front elevation. The terraced properties with Essoldo Close are surrounded by shared open landscaped areas along the rear and side elevations, including resident's car parking spaces along the front elevations.

Description of development

The initially submitted application related to a rear roof dormer extension and single storey front extension.

Following correspondence with the agent, the initially submitted plan has been slightly revised and the title description of the proposed works amended to reflect the changes to the plan, (dated 04/10/2022 and 11/10/2022). The revised plan and proposed title description of work would relate to a single storey front extension to serve as a wet room for the use of a disabled occupier.

The proposed front extension would be sited along the side elevation of the existing front porch and adjacent to the common shared boundary with no. 4 Essoldo Close whilst retaining a separation distance of 1600mm from this boundary. It would measure approximately 1120mm deep x 1600mm wide x 2600mm high, whilst flush with the front building line of the existing porch, with 1no. window along the front elevation. The proposed height of the roof would not exceed that of the existing porch and the proposed flat roof configuration would be consistent with the existing porch, and it is intended to use matching materials.

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. Environmental Health

No comments on this occasion.

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.
- Saved Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

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

In this instance, the initially submitted plan has been slightly revised and the title description of the proposed works amended to reflect the changes to the plan, (dated 04/10/2022 and 11/10/2022). The revised plan and proposed title description of work would relate to a single storey front extension to serve as a wet room for the use of a disabled occupier.

Principle

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 visual and residential amenity.

Residential and visual amenity

Impact of works (single storey front extension) - It is considered that in light of the contextual relationship of the gated community setting, and the existing and proposed relationship to boundaries, whilst the proposal would be visible along Essoldo Close, it is unlikely to present any significant adverse impact within the character of the street scene, nor would it be visible from the primary highway of Mount Road and therefore the proposed extension

can 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) - The design would reflect the characteristics of existing porches along Essoldo Close, and in terms of proposed materials, it is intended to use external facing materials consistent with those on the original house, which is considered to be acceptable in design terms.

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

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

Conclusion - In light of the revised plan and for the reasons outlined above, and subject to planning conditions, it is considered that the proposed extension would not be unduly overbearing, nor would it present privacy and overlooking concerns which would adversely impact upon residential or visual amenity; pursuant 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 policies DC1 and DC1.5 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

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been slightly revised and the title description of the proposed works amended to reflect the changes to the plan, (dated 04/10/2022 and 11/10/2022). 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:

- Householder Application for Planning Permission for works or extension to a dwelling form received by the City Council as the Local Planning Authority on 11 October 2022.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 25 May 2022.
- Existing Floor Plans and Elevations, Drawing No. 05-01-02, 18-05-2022, received by the City Council as the Local Planning Authority on 11 October 2022.
- Existing and Proposed Site/Block Plans, Drawing No. 04-01-04, 22-05-2022, received by the City Council as the Local Planning Authority on 11 October 2022.
- Proposed Floor Plans and Elevations, Drawing No. 05-01-03, 18-05-2022, received by the City Council as the Local Planning Authority on 11 October 2022.
- Proposed Wet Room Plan, Drawing No. 05-01-03, 18-05-2022, received by the City Council as the Local Planning Authority on 11 October 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

3) The external facing materials to be used on the development hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

4) Before first occupation of the development thereby approved, the proposed window along the front elevation to serve the wet room, and as shown on:

Existing and Proposed Site/Block Plans, Drawing No. 04-01-04, 22-05-2022; and Proposed Floor Plans and Elevations, Drawing No. 05-01-03, 18-05-2022, both received by the City Council as the Local Planning Authority on 11 October 2022, shall be obscurely 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 interest of privacy and in accordance with policies EN1, SP1 and DM1 of the Core Strategy.

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: Existing and Proposed Site/Block Plans, Drawing No. 04-01-04, 22-05-2022; and Proposed Floor Plans and Elevations, Drawing No. 05-01-03, 18-05-2022, both received by the City Council as the Local Planning Authority on 11 October 2022

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health

1A Mount Road, Manchester, M18 7BG
Council Day Nursery, Mount Road, Manchester, M18 7BG
1B Mount Road, Manchester, M18 7BG
6 Essoldo Close, Manchester, M18 7BN
1H Mount Road, Manchester, M18 7BG
1G Mount Road, Manchester, M18 7BG
1F Mount Road, Manchester, M18 7BG
1E Mount Road, Manchester, M18 7BG
1D Mount Road, Manchester, M18 7BG
1C Mount Road, Manchester, M18 7BG
10 Essoldo Close, Manchester, M18 7BN
8 Essoldo Close, Manchester, M18 7BN
4 Essoldo Close, Manchester, M18 7BN

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH