

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136851/FH/2023
Date registered valid: 2 May 2023
Proposal: Erection of a single storey rear extension.
Address: 10 Thornton Road, Manchester, M14 7WT
Ward(s): Moss Side Ward

Applicant: Mr Sharif
Agent (if any): Mr Subhan Saleem
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21 June 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 02 June 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 12 May 2023 Expired: 2 June 2023

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced C3 dwellinghouse of redbrick with a grey slate dual pitch roof with gable end detailing to the front. The property features white uPVC windows, a small front garden bordered by a low-level redbrick wall, a single-storey rear outrigger and external store, and a modest rear garden / yard.



Figure 1. Principal elevation of property.



Figure 2. Rear view of property.



Figure 3. Rear roof of property.



Figure 4. Other rear extensions present along Thornton Road.

Description of area

Thornton Road is a residential street situated within the Moss Side ward of Manchester, close to Platt Fields Park, Divine Mercy Primary School, and Feel the Rhythm Pocket Park. The area is primarily residential in terms of its character, consisting of terraced and semi-detached residential properties, and benefits from its proximity to outdoor amenity / green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension.

Planning History

No relevant planning history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

General Permitted Development Order (GDPO, 2015)

- Schedule 2 – Permitted Development Rights

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle - the principle of erecting a single storey rear extension in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the development's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

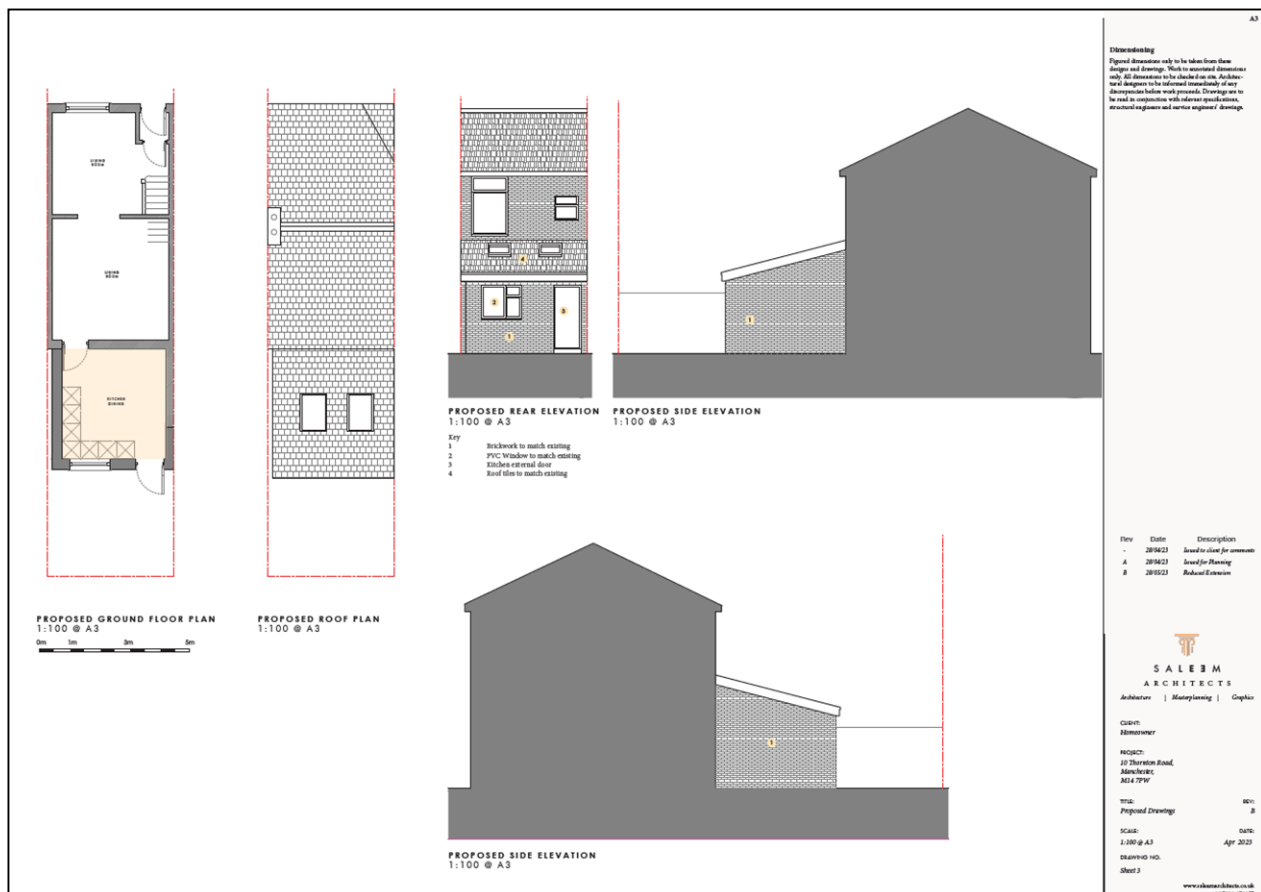


Figure 5. Submitted proposed plans and elevations.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, facing northwest, replacing the existing single storey outrigger and external store. It would project 4m from the rear elevation of the host dwellinghouse, with a width of 4m, mono pitch roof height of 3.742m and an eaves height of 2.387m. It would be sited along the boundary shared with No.12 Thornton Road and would be set away from the boundary shared with No.8 Thornton Road by 0.15m.

The scheme as it was originally submitted included a rearward projection of 5m and mono pitch roof height of 3.892m. This was deemed unacceptable due to its potential to introduce an overbearing presence into an already dense and enclosed residential area as well as its potential to reduce the outdoor amenity space of the application property to an unacceptable degree. The applicant's agent was notified of these concerns and reduced the rearward projection and height of the extension so as to mitigate the proposal's impact. As such, despite exceeding the limit stipulated within policy DC1 of the UDP (of 3.65m), the 4m rearward projection and amended height are considered acceptable given that permitted development regulations allow extensions of this scale through a prior approval process and in the absence of objections, as in this case.

Appearance and visual amenity – the rear extension would be built of brickwork, roof tiles and uPVC windows to match the existing. Its side elevations would be blank, whilst its rear elevation would feature one outward-opening door and one window. The extension's roof would feature two flat skylights.

The proposed rear extension is relatively standard in terms of its design and, due to its siting at the rear of the property, would not be visible within the street scene. This, combined with the use of matching materials, should ensure that the proposal does not significantly harm the character of the dwellinghouse and its surrounding area. Moreover, the proposed extension

would replace the existing single storey outrigger and external store, introducing a more uniform and harmonious addition to the property, thereby improving the overall appearance of the dwellinghouse.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF.

Residential amenity – given that the extension would be single-storey with a maximum roof height of 3.742m and would replacing the existing single storey additions present at the rear of the property, it is believed that the proposal should not cause an undue loss of sunlight or daylight for neighbouring residents. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupants is not compromised.

The proposed development is therefore acceptable in regard to its minimal impact upon residential amenity, therefore according with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste management and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the revised drawing labelled:

- 'Proposed Drawings REV B', numbered 'Sheet 3', stamped as received by the City Council as Local Planning Authority on the 30th May 2023

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork and roof tiles to match existing.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

9 Thornton Road, Manchester, M14 7NU
7 Thornton Road, Manchester, M14 7NU
5 Thornton Road, Manchester, M14 7NU
12 Thornton Road, Manchester, M14 7WT
62 Blue Moon Way, Manchester, M14 7SH
60 Blue Moon Way, Manchester, M14 7SH
58 Blue Moon Way, Manchester, M14 7SH
8 Thornton Road, Manchester, M14 7WT

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
Area Team Boundary - Name: SOUTH AREA