

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137398/FH/2023

Date registered valid: 26 June 2023

Proposal: Single storey side extension to additional living accommodation with ramped access

Address: 3 Hartfield Close, Manchester, M13 9YX

Ward(s): Ardwick Ward

Applicant: Miss Juan Maria Jis

Agent (if any): Mr Brian Taylor, Manchester Services for Independent Living - MSIL

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26th July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 4 July 2023 Expired: 25 July 2023

Neighbour notifications

Printed: 4 July 2023 Expired: 25 July 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

Description of area

The application relates to a 3 storey end terrace house in a row of 6 which were built in connection with a wider PFI scheme which involved redevelopment and refurbishment of the Brunswick Neighbourhood. The side and rear garden are bounded by close boarded 1.8m high fencing, with the fencing to the side boundary with Sefton Close set above a low brick wall and set between brick pillars. There is a small shed in the rear garden, and a medium sized tree in the southern corner of the rear garden.

Planning History

132726/FO/2022 - Single storey side extension to additional living accommodation

3 Hartfield Close.

Approved 24th February 2022.

118379/JO/2017 - Application to vary Condition Nos 2,14 and 29 attached to permission 101664/FO/2013/N2 to regularise and allow amendments to the previously approved Brunswick Masterplan including the removal of 20 private for sale dwellings from the layout, minor changes to access arrangements, highways, driveways and parking, minor changes to boundary treatments, and the re-siting of some new build properties.

Brunswick Neighbourhood, Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street And Mancunian Way, Brunswick

Approved subject to conditions 24.04.2018

101664/FO/2013/N2 - Selective demolition and clearance (including a number of residential, retail and other non-residential buildings) to allow the phased redevelopment and refurbishment of the Brunswick Neighbourhood, including the erection of 444 new residential dwellings (C3); the refurbishment of 839 existing homes [including low rise reversals and the refurbishment of Artillery Court, Silkin Court, Lockton Court, Lamport Court, and existing maisonettes and low rise houses]; a new boulevard and new access roads, new car parking and service areas; a new mixed use building comprising of 4 retail units (A1 or launderette or A5), and a neighbourhood housing office (B1a) with 18 apartments (C3) above; a mixed use residential extra care home with 60 residential units, and a day care centre on part of the ground floor (C2/D1); the upgrading of Gartside Gardens [with new multi use games area, a new playground, realigned pathways, new entrances and new landscaping]; a new orchard; 25 new allotments; new boundary treatments; new open spaces; with associated infrastructure, landscaping and tree planting.

Brunswick Neighbourhood Bounded By Wadeson Road, Stockport Road, Grove Village, Upper Brook Street & Mancunian Way

Approved subject to conditions 29.05.2013

Description of area

The dwellinghouse is located within a predominantly residential area, but with some community uses on Brunswick Street to the east.

Description of development

Consent is sought for the proposed rearward extension to a recently built single storey side extension, and relocation of the ramped access route in the front garden. The proposed single storey side extension would be 3.3m in width and 1m in length, with a pitch roof to the side of the dwellinghouse to meet the needs of a disabled occupier. The proposed extension would involve the expansion of the recently built wet room, leaving a gap of 1 m between the extension and the retained side boundary treatment to back of pavement with Sefton Close. The property already benefits from a ramped and stepped route to the front door, but the proposed scheme would involve the relocation of the existing ramped access route to the southeast of the current location. The dwellinghouse also has an existing off street parking space which would be unaffected by the proposed development.

Consultations & Notification Responses

Local residents - No comments received .

Environmental Health - The information submitted is sufficient. It is the appropriate membrane.

Highway services - The proposed development sits only within the curtilage of the site and does not impact on the adjacent adopted highway.

Pedestrian access will remain as existing, which is acceptable to Highways.
In-curtilage parking will remain as existing, which is acceptable to Highways.
It should be ensured that all aspects of the ramp including the gradient, resting/ landing platform and handrailing is DDA compliant.
The applicant is advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.
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.
Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email --highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

Issues

POLICIES

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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other documents as outlined below:

Manchester Core Strategy

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

Relevant policies are policy SP1 (Spatial Principles), policy DM1 (Development Management) and policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies:

Large elements of the UDP have been superseded by the Core Strategy. Saved policies DC1.1, DC1.2, DC1.3, DC1.4 and DC1.5 which relate to determining planning applications for extensions to residential properties are of relevance in the consideration of this application. DC1.5 The council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

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

In addition, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance 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: 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

The submitted application is for a proposed rearward extension to a recently built single storey side extension, and relocation of an existing ramped access route. The principle of the proposal is considered to be acceptable in that it is intended to benefit the needs of a disabled user residing at the dwellinghouse that requires accommodation at ground floor level to meet their needs. On balance it is considered that the proposal represents a proportionate addition to the existing building to create improved accessible accommodation. It is therefore considered that the development responds positively to The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Residential / Visual Amenity

Approval is sought for the rearward extension to a recently built single storey side extension 3.3m in width and 1 m in length , with a pitched roof. The side extension would be sited 1m from the side boundary treatment to Sefton Close, and would be no closer to the gable of no.8 Sefton Close than the existing house. It is , however, proposed to attach a condition to any approval to require the glazing to the bathroom window in the rear elevation of the side extension to be obscurely glazed to safeguard residential amenity.

Ramped access is also proposed within the front garden , which would necessitate the loss of a 1.2m wide , 4.8m long strip of existing grass in the front garden area, and the reinstatement of the existing ramped access route to grass.

The modest sized rear garden would be retained, together with an existing high close boarded fence is located along the south western and north eastern boundary, which would significantly reduce any potential for overlooking. A condition is, however recommended to ensure that only approved windows are incorporated into the proposed extension. On this basis, it is considered that development responds positively to Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

It is considered that the proposal would not detract from the character and appearance of the existing house, due to the context, and siting.

Overall, the proposal has been designed to be in keeping with the design and character of the existing house. It would therefore not adversely affect the appearance of the existing dwelling or visual amenity within the area, and is considered to be acceptable.

Height, scale and massing

It is considered that the scale of the development and its massing in relation to the surrounding context would be acceptable.

Siting

The proposed extension would be contained within the existing curtilage of the property. The proposed extension would be 1m in length, so that the overall length of the side extension at the dwellinghouse would be 7.5m in length, and would therefore not extend for the length of the side gable of the existing house, enabling the proposal to be viewed as a subservient feature to the main dwellinghouse. It is considered that the proposed siting of the side extension would not adversely affect neighbouring houses, and that the development meets the requirements of Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Although, the proposed extension would be located forward of the existing side building line of no.3 Hartfield Close , the floorplates of the properties on Sefton Close incorporate stepped elements to their frontages . These features combined with the off setting of the proposed side extension by 1m from the frontage to Sefton Close, and the screening provided by the retained existing boundary treatment, would mean the proposed development would not give rise to significant impacts to visual amenity, due to the siting of the extension.

Design and Appearance

As outlined above, the submitted application relates to the proposed installation of a single storey pitched roof side extension, extending the existing side extension by 1m in length , with a window in the rear elevation, with vertical emphasis to match the existing windows in the existing dwellinghouse.

Although no windows are proposed in the side elevation facing towards Sefton Close, this elevation would be partially obscured by the existing perimeter wall and fencing.

It is proposed that the materials to be used would match the forming the existing dwellinghouse. A materials condition , however, is proposed to be attached to ensure that the specified materials are adhered to, and colouration is in keeping with the character of the dwellinghouse.

Car parking

Vehicle and pedestrian access from Hartfield Close would be as existing .The existing off street parking space would be retained.

Refuse storage

The existing arrangements for refuse storage would be affected by the proposals, as a 1m gap would be retained between the proposed side extension and the retained boundary treatment to the back of pavement on Sefton Close

Ground conditions.

The terrace of dwellinghouses where the extension would be located have been constructed with the incorporation of a gas membrane. In view of this the planning agent has incorporated a proprietary gas membrane into the proposed extension in order to alleviate any possibility of landfill gas ingress to the building. It is therefore proposed to attach a condition to any planning approval to require that the proposed development is implemented in accordance with the measures which are shown and annotated on the typical section plan submitted on 26.06.2023.

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

It is considered that sufficient information was submitted to allow the assessment and determination of the planning application. The application has been determined in a timely

manner and in accordance with the guidance contained within saved policies DC1 of the Manchester Unitary Development Plan and to policies SP1 ,EN1 , and DM1 of the Core Strategy and the National Planning Policy Framework.

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:

Proposed Ground Floor Layout (Rev. Wet room extended by 1000 mm to allow Shower stretcher to be installed)

Proposed Elevations

Site edged red ArcGIS Web Map

Building Specifications

Plan ref: Typical Section (including the installation of a gas membrane)

received 26th June 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 (2012).

3. The development shall be implemented in accordance with plan ref: Typical Section (including the installation of the gas membrane specified on the cross section detail) received 26th June 2023.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

4. The external facing materials to be used to form the extension hereby permitted shall match those of the existing building in terms of type, colour, texture and scale.

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 policies DM1 and SP1 of the Manchester Core Strategy(2012).

5.Before first occupation, the bathroom window in the rear elevation of the single storey side extension hereby approved, 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 - 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 Manchester Core Strategy (2012).

6. 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 layout and Elevation drawings received by the City Council as the Local Planning Authority on 26th June 2023.

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 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services

5 Hartfield Close, Manchester, M13 9YX
3 Hartfield Close, Manchester, M13 9YX
7 Hartfield Close, Manchester, M13 9YX
1A Hartfield Close, Manchester, M13 9YX
1 Hartfield Close, Manchester, M13 9YX
90 Brunswick Street, Manchester, M13 9YJ
8 Sefton Close, Manchester, M13 9TW

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA