

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137075/FH/2023

Date registered valid: 31 May 2023

Proposal: Erection of single storey side and rear extension to form additional living accommodation

Address: 36 Sarnesfield Close, Manchester, M12 4PZ

Ward(s): Longsight Ward

Applicant: Ms Sonja Ashraf

Agent (if any): Mr Thomas Burney

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 June 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 June 2023 Expired: 26 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:

Tree Preservation Order:

Description of site / building / area

This application relates to a bay fronted semi-detached bungalow in a residential area of the Longsight ward of Manchester. The application site is situated along the head of a turning circle within a short cul-de-sac. The property benefits from amenity space along the front, side and rear, including boundary treatment. There is off-street car parking along the front driveway.

Description of development

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

Other than the planning permission in connection with the construction of the dwelling, there is on planning record associated with the property.

136188/FH/2023 - Erection of single storey side and rear extension to form additional living accommodation, Withdrawn, April 2023.

This application is a revised design of the withdrawn application.

In terms of the initially submitted information, given the loss of the existing side access to accommodate in-part the proposed extension, the proposed refuse management arrangements were unclear. It was therefore requested that the agent provided further clarification regarding the proposed site storage and location of wheeled bins and proposed materials. Clarification and revised plans were subsequently submitted, (dated, 13/06/23 and 15/06/2023).

The proposed extension would be stepped away from the common boundary with no. 38 Sarnesfield Close whilst leaving a small gap of approximately 288mm from this boundary. It would be set-back approximately 2282mm from the front building of the original dwellinghouse, whilst retaining a width of approximately 3060mm along the front elevation. It would then project approximately 9894mm along this boundary, whilst maintaining a separation distance of approximately 2571mm from the boundary with no34. Sarnsfield Road. The proposed maximum rearward projection would not exceed 2501mm in depth, and the proposed maximum height would not exceed 4291mm. A pitched roof configuration is proposed. Elevational openings include 1no. door along the front elevation, and 2no. windows along the rear elevation. The proposal would also include an elevational alteration involving a ramped access, approximately (1448mm deep x 2572mm wide x 178mm maximum height) which would be centrally place in front of the proposed door along the front elevation.

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.

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:

- o 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:

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

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

- o 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

In this instance, clarification was requested regarding the proposed site storage and location of wheeled bins and proposed materials. This was subsequently submitted, (dated, 13/06/23 and 15/06/23).

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, 15/06/2023), and the existing contextual relationship along the common shared boundaries, together with the stepping of the proposed development away from those boundaries, the single storey nature of the proposal, and that it would mirror similar developments along the street scene, it is considered that the proposal could be accommodated in this location in this instance, subject to conditions. In addition, the proposed maximum rearward projection at 2501mm is in line with the guidance set out in saved policy DC1 regarding rearward extensions. It is recommended a further condition is attached requiring the proposed window along the rear elevation to serve the proposed bathroom be obscurely glazed. This is considered necessary to safeguard privacy. For these reasons and on balance, the proposed extension is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing, overshadowing or privacy impacts.

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, nor would it be visually intrusive along the street scene as the proposed development reads as subservient to the existing house. 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 lost to accommodate the proposed extension. However, clarification has been provided in terms of the proposed storage and screened location for wheeled bins, (Revised plan and correspondence dated, 13/06/23 and 15/06/23). Wheeled bins would be stored in a timber frame bin store along the front garden and brought to the back of pavement on collection days.

Impact of works (car parking) - The existing arrangement would be unaffected. Off-street car parking would still be maintained.

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 (2021); policies SP1, DM1, EN1, T2, and EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (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 slightly revised in the interest of residential amenity, and clarification provided, and revised plans subsequently submitted, (dated, 13/06/23 and 15/06/23). 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 Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 24 May 2023.
- o Location Plan with application site edge in red; received by the city council as the local planning authority on 3 May 2023.

- o Existing Plans and Elevations, Drawing Number: PL001, received by the city council as the local planning authority on 24 May 2023.
- o Proposed Plans and Elevations, Drawing Number: PL002, REV A , received by the city council as the local planning authority on 15 June 2023.
- o Existing and Proposed Site Plan, Drawing Number: PL002, REV A , received by the city council as the local planning authority on 15 June 2023.
- o Correspondence date 13/06/23.

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 Development Plan Document (2012); and saved policy DC1 of the Unitary Development Plan (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 the application form, correspondence (dated, 13/06/23) and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DM1 of The Manchester Core Strategy Development Plan Document (2012); and saved policy DC1 of the Unitary Development Plan (1995).

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 Plans and Elevations, Drawing Number: PL002, REV A; and Existing and Proposed Site Plan, Drawing Number: PL002, REV A , both received by the city council as the local planning authority on 15 June 2023.

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

5) Before first occupation of the development thereby approved, the proposed window along the front elevation to serve the annotated "Wet Room / WC" and as shown on: Proposed Plans and Elevations, Drawing Number: PL002, REV A; and Existing and Proposed Site Plan, Drawing Number: PL002, REV A , both received by the city council as the local planning authority on 15 June 2023, 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 policy DM1 of the Core Strategy for the City of Manchester (2012).

6) Wheeled bins shall be stored in a timber frame bin store (correspondence, dated 13/06/23) and in the location as shown on: Proposed Plans and Elevations, Drawing Number: PL002, REV A; and Existing and Proposed Site Plan, Drawing Number: PL002, REV A , both received by the city council as the local planning authority on 15 June 2023, 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 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.

Appendix 1 – List of consultees & neighbours notified

34 Sarnesfield Close, Manchester, M12 4PZ
40 Sarnesfield Close, Manchester, M12 4PZ
30 Sarnesfield Close, Manchester, M12 4PZ
32 Sarnesfield Close, Manchester, M12 4PZ
38 Sarnesfield Close, Manchester, M12 4PZ

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA