

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136102/FH/2023
Date registered valid: 30 January 2023
Proposal: Erection of a single storey rear extension to provide additional living accommodation
Address: 33 Nancy Street, Manchester, M15 4FZ
Ward(s): Hulme Ward

Applicant: Mrs. Emanuel Habte Gebremariam
Agent (if any): Mr Ahmad Turkmani AT A. Design
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 February 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 February 2023 Expired: 7 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced C3 dwellinghouse of redbrick with a red concrete tile dual pitch roof. The property features white uPVC windows, a front porch canopy, modest front garden bordered by a low-level timber fence, paved rear garden and two outbuildings to the rear.



Figure 1. Principal elevation of No.33 Nancy Street.



Figure 2. Rear elevation of No.33 Nancy Street.



Figure 3. Rear garden of No.33 Nancy Street.

Description of area

Nancy Street is a residential street situated within the Hulme ward of Manchester, close to the City Centre, Bridgewater Way (A56) and St George's Park. The area is considerably varied, consisting of terraced residential properties, high rise apartment complexes and commercial / industrial facilities.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension to provide additional living accommodation.

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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

Principle – the principle of erecting a single-storey rear extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to adapt their homes to meet changing household needs rather than move. However, consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon existing levels of visual and residential amenity as well as waste storage and parking.

Siting, scale and massing – the single storey extension would be sited at the rear of the property, facing northeast. It would project 4m from the rear elevation of the host dwellinghouse, with a width of 4.445m and a flat roof height of 3.223m. It would be set away from the boundaries shared with No.31 and No.35 by 0.15m.

The scheme as it was originally submitted included a rearward projection of 6m, however this was deemed as being unacceptable due to its potential to introduce an overbearing presence into an already enclosed and dense residential area. The applicant’s agent was notified of these concerns and reduced the rearward projection of the extension so as to mitigate the proposal’s impact upon neighbouring residents. As such, despite exceeding the limit stipulated within policy DC1 of the UDP (of 3.65m), the 4m rearward projection is now considered acceptable under the General Permitted Development rules which allow extensions of this scale through a prior approval process and in the absence of objections, as in this case.

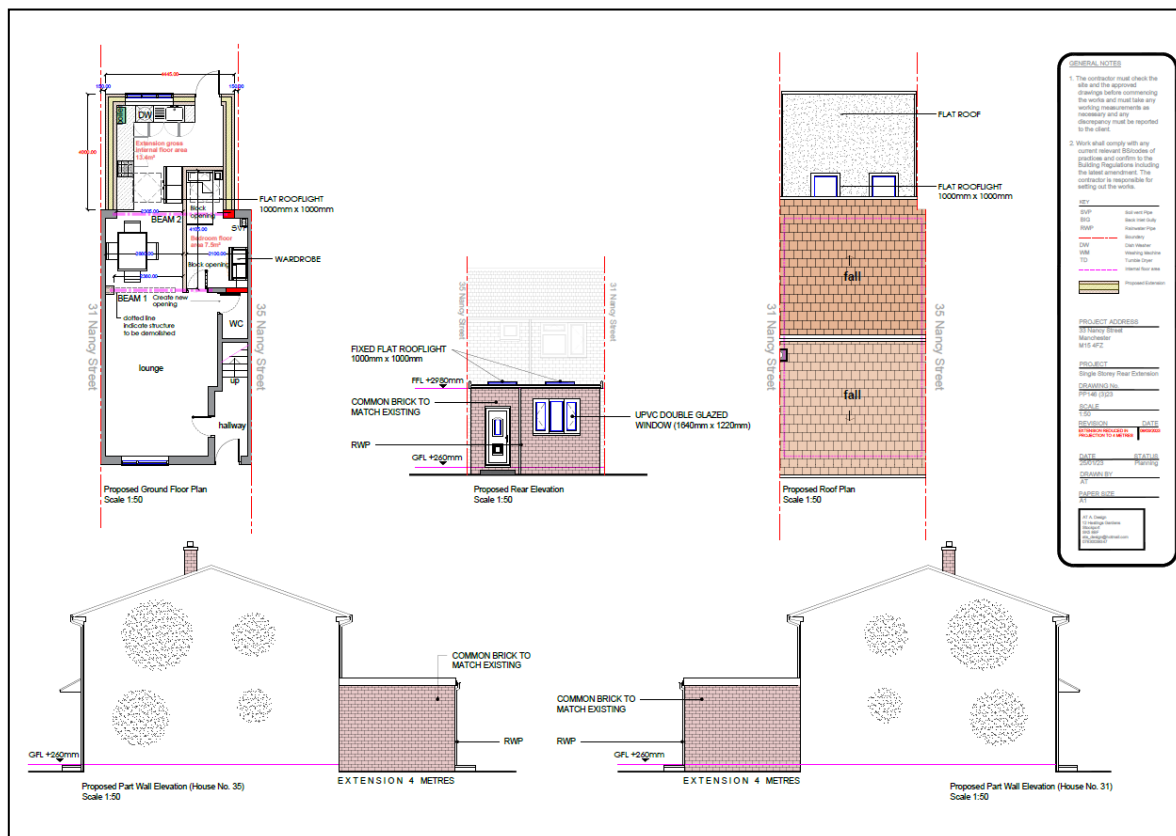


Figure 4. Revised proposed plans, as submitted by the applicant's agent.

Appearance and visual amenity – the rear extension would be built of brickwork and uPVC double glazed windows to match the existing in addition to a flat roof with fixed flat rooflights. Its side elevations would be blank, whilst its rear elevation would feature one door and one window, and its roof would feature two rooflights.

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 or public realm. 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.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single-storey with a maximum flat roof of height of 3.223m, 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 effect upon residential amenity as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – the storage of bins would not be affected by this proposal as adequate space and access to the rear is retained. The bins would therefore be screened from the street scene, thus according with policies EN19 and DM1 of the Core Strategy.

Parking – the current parking arrangements are 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:

- 'Single Storey Rear Extension', numbered 'PP146 (3)23', stamped as received by the City Council as Local Planning Authority on the 8th March 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 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

35 Nancy Street, Manchester, M15 4FZ
31 Nancy Street, Manchester, M15 4FZ
12 Manson Avenue, Manchester, M15 4FT
10 Manson Avenue, Manchester, M15 4FT
8 Manson Avenue, Manchester, M15 4FT

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