

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135567/FH/2022

Date registered valid: 23 November 2022

Proposal: Erection of single storey rear extension, reconfiguration of garden boundary involving alterations to the car parking arrangement with associated landscaping.

Address: 2 Worthington Street, Manchester, M40 0BB

Ward(s): Moston Ward

Applicant: Mr Timothy Evitt

Agent (if any): Mrs Carol Clarke, Bramhall Town Planning

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 16.01.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08 December 2022

Standard consultations:

Printed: 30 November 2022

Expired: 21 December 2022

Neighbour notifications

Printed: 30 November 2022

Expired: 21 December 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

Listed building: Not applicable

Conservation area: N/A

Tree Preservation Order: N/A

Description of Site/Area

The application site relates to a two storey brick built end terraced property with dual frontages with the principal elevation along Worthington Street. The dwelling is situated at the corner junction of Worthington Street and St Mary's Road in the Moston ward of Manchester.

The property benefits from an existing front porch with a grassed side garden. Boundary treatment in the form of vegetation screening, high masonry wall and timber fencing occupy the shared and rear boundaries.

The area is predominately residential in nature with houses of similar style and design. Broadhurst Park is located to the west of the application site.

Description of development

The application seeks planning permission for the erection of a single storey rear extension, reconfiguration of garden boundary involving alterations to the car parking arrangement with associated landscaping. The application has been revised since the original submission reducing the rear extension's footprint to comply with saved policy DC1.

Consultations & Notification Responses

Local residents were notified however none responded.

Highway Services- Had no objections to the proposal and produced the following comments:

- The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.
- Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.
- One parking space will be lost to additional outdoor space and reconfiguration of the footpath. It is understood that the two parking spaces and footpath in this location are owned by the applicant. It is acknowledged that there are no parking restrictions in place along Worthington Street or St. Mary's Road. Highways have no concerns regarding vehicular build up on- street.
- Two cycle parking spaces will be provided in the form of a cycle store located at the side elevation of the site. This is acceptable to Highways.
- 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.
- The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that the Council will have regard to:

- a) The general character of the property

- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) The effect of the loss of any on-site car-parking

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

Policy DC1.4 indicates that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be

minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed development is a single storey rear extension alongside reconfiguration of garden boundary involving alterations to the car parking arrangement with associated landscaping to a residential dwelling, this is considered acceptable as many people prefer to extend their home rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on neighbouring's properties' residential amenity.

Residential and Visual Amenity

Single storey rear extension

As mentioned above the application has been revised since the original submission reducing the footprint of the extension. The revised scheme now adheres to saved policy DC1 and has approx. dimensions of Height 3.8m x Width 4.4m x Rearward Projection 3.6m. Moreover, the extension runs alongside the shared boundary with 272 St Mary's Road. However given the high boundary treatment along the shared boundary and the single storey nature of the extension, it is not considered to create an overdominant or overbearing feature along the boundary. Additionally, given the orientation and siting of the extension and this being an end property it is not considered that significant overshadowing implications would be present for the neighbouring occupier.

Fenestration elements including a set of bi-folding doors are proposed along the rear and side elevation overlooking the side garden and high boundary wall. It is considered that given the distance to the shared boundary that this would mitigate against any significant loss of privacy implications to neighbouring properties.

The proposed development would allow for amenity space to be retained along the side and front of the application site, with one of the existing car parking spaces to be retained.

Overall the proposed extension is considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Reconfiguration of boundary treatment with associated landscaping

The reconfiguration of the boundary treatment with associated landscaping will allow the applicant to expand the rear garden's footprint through the loss of one off-street car parking space. The proposed boundary treatment will match the type and height of boundary treatment along the northern and eastern facing boundary as existing. As such the boundary treatment would be in keeping with the current boundary used at the property and for other surrounding properties and would not create an incongruous feature in terms of residential and visual amenity impacts.

The immediate neighbour sited along the southern boundary, no. 272 St Mary's Road would feel the new boundary treatment sited against the shared boundary. Given the orientation of the property and the fact the boundary treatment would only occupy approx. 3.3 metres along their rear garden adjoining their rear boundary line, it is not considered to detrimentally impact the residential amenity of the neighbouring property.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The roof profile constitutes a hipped roof and the extension's footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension and the implementation of the new boundary treatment will match the existing in terms of materials. Although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy DM1, EN1 and SP1 and saved UDP policy DC1.

Waste Management

The proposed development would not affect the existing bin management strategy.

Car Parking

It is acknowledged that due to the proposal one car parking space will be lost in order to expand the rear garden's footprint and the installation of the new boundary treatment. Highways have stated that there is sufficient on street unrestricted car parking along Worthington Street and therefore have no concerns with vehicle on-street car parking as a result. Additionally, the property will maintain one off-street private car parking space, alongside a cycle storage unit within the property's curtilage.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing occupiers to adapt their homes to meet their residential needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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/applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning applicant. No significant problems have arisen during the consideration of this application.

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 date of three years beginning with 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:

Drawing- Floor Plans and Roof Plan Layout ref. 2WS/202/BR REV C2 stamped as received by the City Council, as Local Planning Authority on 04 January 2023.

Drawing- Elevations ref. 2WS/203/BR REV C4 stamped as received by the City Council, as Local Planning Authority on 04 January 2023.

Drawing- Site Plans & Location Plan ref. 2WS/200/BR REV C4 stamped as received by the City Council, as Local Planning Authority on 04 January 2023.

Reason- To ensure that 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 of the existing dwellinghouse in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

- 4) Notwithstanding the provisions of the Town and Country Planning Act (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 extension hereby approved other than those shown on the approved drawings:

Drawing- Floor Plans and Roof Plan Layout ref. 2WS/202/BR REV C2 stamped as received by the City Council, as Local Planning Authority on 04 January 2023.

Drawing- Elevations ref. 2WS/203/BR REV C4 stamped as received by the City Council, as Local Planning Authority on 04 January 2023.

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

279 St Mary's Road, Manchester, M40 0BF
277 St Mary's Road, Manchester, M40 0BF
275 St Mary's Road, Manchester, M40 0BF
3 Worthington Street, Manchester, M40 0BB
1 Worthington Street, Manchester, M40 0BB
270 St Mary's Road, Manchester, M40 0BD
272 St Mary's Road, Manchester, M40 0BD
4 Worthington Street, Manchester, M40 0BB
274 St Mary's Road, Manchester, M40 0BD

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA