

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136345/FH/2023

Date registered valid: 24 February 2023

Proposal: Erection of a part single, part 2 storey side extension together with the erection of single storey rear extension to form additional living accommodation.

Address: 14 Blisworth Close, Manchester, M4 7DT

Ward(s): Ancoats & Beswick Ward

Applicant: David Tam

Agent (if any):

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20/04/2023

Application Details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 March 2023

Standard consultations:

Printed: 9 March 2023 Expired: 30 March 2023

Neighbour notifications

Printed: 9 March 2023 Expired: 30 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/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site is a two-storey semi-detached dwelling house in a residential area. The property sits at the end of a cul-de-sac and connects with a busy, main road of Every Street. Most of the surrounding buildings are residential. St Anne's RC Church sits just across the main road on the other side of Every Street.

Description of Development

The submitted application seeks planning permission for the erection of a part single part two storey side extension together with the erection of single storey rear extension to form additional living accommodation.

The proposed part single part two storey side extension would have a maximum width of approximately 2.4 metres and a length of approximately 8.1 metres on the ground level, with a maximum width of approximately 2.4 metres and a length of approximately 6.9 metres on the first floor. The proposed single storey rear extension would have a maximum width of approximately 7.1 metres and a length of approximately 3 metres.

Consultations & Notification Responses

Publicity - Neighbouring properties were consulted. One objection was received as a result of this, of a neighbouring property concerned with the lack of light that they would receive at the rear of their property.

Environmental Health - Have requested that an informative be added regarding Demolition/Construction hours and a condition regarding Waste storage and disposal.

Cadent Gas - Have requested that an informative notice be added concerning gas safety.

Policy

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

- o National Planning Policy Framework (NPPF)
- o Saved policies DC1 and DC18.1 of the UDP,
- o DM1, SP1, EN19 of the Manchester Core Strategy

Manchester 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 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 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;

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:

DC1.2 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.

DC 1.3 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

National Planning Policy Framework

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.

Issues

Principle

The principle of extending a residential property in an established residential area to create additional living accommodation is considered acceptable. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.



View of property as existing from the front



View of property as existing from the rear

Residential Amenity

The side extension would bring the built form of the extension closer to the non adjoining property at number 12. The staggered building line would result in built form abutting the garden area of this property. The side extension does not project any greater than the depth of the original house. A sizable gap which would be maintained on the non adjoining side. The side extension would not result in any overbearing impact which would be considered to be unduly harmful.

The orientation of the property means that the rear garden areas do not benefit from direct sunlight throughout the day (which would be focused on the front and bottom of the garden areas). There would be considered to be no overshadowing as a result of the side extension.

The rear extension is within the parameters of policy DC1 of the UDP and would not result in any overbearing or overshadowing impact on the neighbouring properties.

There are no windows proposed in the side elevation and as such there is no overlooking. A window on the front of the extension provides surveillance to the street. It is not considered that the proposed development would give rise to any significant adverse impacts to residential amenity to the neighbouring properties as to warrant refusal of the proposed development.

Visual Amenity

The proposal consists of a part single, part two storey side extension. A single storey rear extension is proposed which projects from both the original rear wall and the proposed rear elevation of the side extension.

The building line with number 12 Bilsworth Close, the non adjoining property, is staggered with the application property being further set back from the front elevation of number 12. There is also a 1.2 metre set back at the first floor of the side extension. There would be no terracing

effect arising as a result of this development. The roof of the side extension is also set down from the ridge height so it appears subservient to the original dwelling.

The side extension has a gable roof which complements the gable roof of the main house.

The rear extension is single storey and projects 3 metres from the rear wall of the original dwelling and extension. This is within the parameters set within policy DC1 of the UDP. The rear extension has a lean to roof which reduces the overall impact and size of the extension,

Window and glazing would be situated in the rear elevation of the extension along with first and ground floor windows in the front elevation complementing the front elevation of the property.

Any materials to be used would match those of the existing property and are sympathetic. It is not considered to have a detrimental impact upon the visual amenity of the neighbouring properties, nor the character of the area within which the property is located.

Waste Management

As the proposed side extension would affect the access of the rear of the property, therefore affecting the current bin storage location, a condition has been added for a waste management strategy to be provided detailing an alternative bin storage location.

Parking

The parking is not affected.

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.

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. The proposal is considered to be in accordance with the development plan and therefore determined in a timely manner.

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.

Received by the City Council as Local Planning Authority on 24 February 2023:

- Existing & Proposed Plans and Elevations 190922G101

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 external elevations shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity pursuant to policy DM1 of the adopted Manchester Core Strategy.

4) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented prior to the first occupation of the development hereby approved and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, and in order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

5) 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 extension hereby approved other than those shown on the approved 'Existing & Proposed Plans and Elevations 190922G101' stamped as received by the City Council as Local Planning Authority on 24 February 2023.

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

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2) Construction/demolition works should be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

3) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Environmental Health

16 Blisworth Close, Manchester, M4 7DT
16 Adstone Close, Manchester, M4 7DY
12 Blisworth Close, Manchester, M4 7DT
7 Blisworth Close, Manchester, M4 7DT
5 Blisworth Close, Manchester, M4 7DT
16 Maidford Close, Manchester, M4 7EG

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: CENTRAL