

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135265/FH/2022

Date registered valid: 16 November 2022

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

Address: 57 Hacking Street, Manchester, M7 4ZD

Ward(s): Cheetham Ward

Applicant: Mr Asim Raja, 57 Hacking Street, Manchester, M7 4ZD

Agent (if any): Mr Subhan Saleem, Saleem Architects 64 Manchester, Manchester, M25 1HH

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29 November 2022

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 22 November 2022 Expired: 13 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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 57 Hacking Street within the north Manchester ward of Cheetham. The property relates to a two storey, semi-detached, red brick dwellinghouse with an existing front porch. Amenity space to the front of the property consists of a flagged area and a driveway which extends alongside the shared boundary with no.55 Hacking Street. Amenity space to the rear is accessed by the driveway and comprises of a grassed garden with a paved patio, and two outbuildings are sited along the northern boundary of the site.

Description of development

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

The two storey side extension would be sited against the shared boundary with no.55 Hacking Street and at ground floor would have approximate dimensions of Height: 3.3 x Length: 6.3 x Width: 3 metres and at first floor would have approximate dimensions of Height: 6.2 x Length: 4.2 x Width: 3 metres. The first floor would be set back by 2 meters from the primary elevation of the host property.

The rear extension at ground floor level would have approximate dimensions of Height: 2.7 x Length: 4 x Width: 8.5 metres and at ground floor the proposal would be set in from both of the immediate neighbours' boundaries with approximate dimensions of Height: 5.7 x Length: 4 x Width: 3.5 metres.

The proposal would create a front reception, bathroom, utility room, kitchen and dining room on the ground floor and two bedrooms and a bathroom on the first floor.

The proposal would involve the insertion of two windows within the front elevation, a skylight within the part single storey side extension, three windows within the rear elevation, two doors within the rear elevation and an atrium style skylight within the part single storey rear extension.

Materials to be used would include:

- brickwork to match existing
- roof tiles to match existing
- PVC windows to match existing
- bi-fold glazed doors
- roof lantern/skylight.

Amended plans

The drawings originally received were unacceptable in terms of a lack of subservience within the side extension, the potentially overbearing impact of the first floor rear extension, an overbearing impact from the insertion of a home office/gym to the rear and the loss of driveway from the insertion of a front porch. Plans have been amended following the original submission. The plans assessed within this report are considered to overcome the issues highlighted.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health were consulted and provided the following response:

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

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).

Highway Services

Highways were consulted on the application and provided the following response:
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.

The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street.

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.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

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).

Issues

POLICY

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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed

development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. 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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

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

- a. rearward extensions greater than 3.65m (12 ft) 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;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 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.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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

The Guide 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 that 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 of development

The submitted development application is for the erection of part single, part two storey side and rear extension to form additional living accommodation. This is considered acceptable in principle, as many people prefer to alter homes rather than move 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 the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Side extension:

The side extension would be sited against the side boundary with no.55 Hacking Street. It is noted that this element of the proposal would result in additional two storey built form sited against the shared boundary and as such could be considered overbearing. However, as the side extension is to be set back by 2 metres at first floor level from the primary building line of the host property, this is thought to increase a sense of openness between the two properties. Due to the differing rear building lines between the applicant property and no.55 Hacking Street, with the applicant's rear building line being set further forward by approximately 3 metres, the neighbouring property would feel some of the built form to the rear. However, no windows are to be inserted along the shared boundary of the neighbouring property and as such it would not give rise to any adverse overlooking or privacy implications. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. Due to the orientation of the side extension, it would not give rise to any overshadowing or loss of light implications.

The side extension would be seen in the context of surrounding properties along Hacking Street. As the first floor is set back and the insertion of windows are typical and of a layout to be expected by two storey side extensions, it would not give rise to any visual/residential amenity implications.

Rear extension:

The rear extension would wrap into the side extension. The rear extension would have a rearward projection of 4 metres and the built form would continue alongside the shared boundary with no.55 Hacking Street. At ground floor level, an additional four metres would be sited against the boundary with no.55 Hacking Street, in addition to the 3 metres from the side extension due to the differing rear elevations. Although this seems substantial, as it is single

storey and it measures only 4 metres from the applicant's property, the length is considered acceptable. No windows are inserted against the boundary with no.55 and as such would not give rise to any overlooking or privacy implications. This neighbour would not experience any loss of light or overshadowing implications. The extension at first floor level has been set away from the shared boundary with no.55 Hacking Street by 2.5 metres. This is considered adequate to not create an overbearing feature for the neighbouring property.

The other immediate neighbour no.59 Hacking Street would feel an additional 4 metres of built form along the shared boundary. This length at single storey is not considered to create an overbearing feature. This property would not be impacted by any adverse privacy or overlooking implications, however at first floor may experience some loss of light and overshadowing implications. As the proposal has been set in from the shared boundary by approximately 2.6 metres, this impact has been minimised and thought to not be significant.

Windows and doors are to be inserted in the rear elevation of the rear extension. Due to Beverston Drive, no properties to the rear would be negatively impacted by the proposal. The bathroom window within the rear extension is marked as being obscure glazed. This would be conditioned accordingly, to protect the privacy of the applicant and should be obscure 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.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity, and any harm has been reduced within the revised drawings assessed in this report.

Design and Appearance

Materials:

The materials to be used for the proposal have been listed previously within the report. The materials to be used would largely match the host property and overall, they are considered sympathetic and appropriate. A materials condition to that effect would be attached to any consent granted.

Side extension:

DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. It is acknowledged that a 1.53 metre gap to the boundary cannot be provided without severely compromising the internal space of the extension, and as such the agent was requested to set back the first floor by 2 metres. Therefore, amendments to the drawings ensure the part single, part two storey side extension would be pursuant to Policy DC1.4 of the UDP and is considered to create a subservient addition to the property. As such, the design of the side extension is considered acceptable.

Rear extension:

Although the projection of the proposal exceeds the rearward projection of 3.65 metres as stated within Policy DC1.3 of the UDP, this is minimal and Permitted Development rights using the Larger Homes Extension Route can allow extensions up to 6-8 metres. As such, the rearward projection is considered a compromise between the two routes for approval and is therefore acceptable. In addition, as the part two storey extension is set in from both of the immediate neighbours, any impact in terms of overbearing is minimised. As such, the proposal is considered to be sympathetic to both neighbours. Although no.55 Hacking Street would experience an additional 7 metres of built form along the boundary, as the measurement is

taken from the proposal itself, it is considered acceptable in terms of scale and form. The proposal would not extend the length of the shared boundary with no.55 Hacking Street.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car parking

Part of the driveway would be lost for the erection of the side extension. However, adequate space is marked on the plans for one car to be parked off street.

Bin storage

Bins would be stored within the bin storage created and the bin store information provided would be conditioned accordingly.

Internal consultee responses

The gas membrane condition requested by Environmental Health was sent as a pre-commencement condition to the agent on 7th December 2022 and was agreed on the same day.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and a revised scheme has been submitted which is considered to overcome issues raised.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 24 October 2022.
- Drawing- Location Plan, numbered Sheet 1 Rev A, stamped as received by the City Council as Local Planning Authority on 24 October 2022.
- Drawing- Proposed- Floor Plans, numbered Sheet 4 Rev D, stamped as received by the City Council as Local Planning Authority on 20 January 2023.
- Drawing- Proposed- Elevations, numbered Sheet 5 Rev D, stamped as received by the City Council as Local Planning Authority on 20 January 2023.
- Drawing- Proposed- Bin Store, numbered Sheet 6, stamped as received by the City Council as Local Planning Authority on 4 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 Manchester Core Strategy.

3) Before first occupation, the first floor bathroom window as shown on the approved 'Proposed- Floor Plans, numbered Sheet 4 Rev D', stamped as received by the City Council as Local Planning Authority on 20 January 2023 shall be obscure 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 Core Strategy.

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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in Proposed- Elevations, numbered Sheet 5 Rev D, specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

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).

7) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Bin Store, numbered Sheet 6', stamped as received by the City Council as Local Planning Authority on 4 January 2023, in relation to a secure and ventilated bin storage area. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Informatives

1) 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).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Environmental Health

59 Hacking Street, Manchester, M7 4ZD
24 Hacking Street, Manchester, M7 4YD
22 Hacking Street, Manchester, M7 4YD
20 Hacking Street, Manchester, M7 4YD
18 Hacking Street, Manchester, M7 4YD
26 Gravenmoor Drive, Manchester, M7 4YW
24 Gravenmoor Drive, Manchester, M7 4YW
22 Gravenmoor Drive, Manchester, M7 4YW
20 Gravenmoor Drive, Manchester, M7 4YW
55 Hacking Street, Manchester, M7 4ZD
16 Hacking Street, Manchester, M7 4YD
14 Hacking Street, Manchester, M7 4YD

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA