

Planning

Growth & Development

Delegated officer report for planning application

Application no.	135343/FH/2022	
Date registered valid:	18 November 2022	
Proposal:	Removal of existing lean-to and construction of two-storey extension to the rear of the property.	
Address:	9 Pinehurst Road, Manchester, M40 8QB	
Ward(s):	Harpurhey	Ward
Applicant:	Mrs Angela Joaquim	
Agent (if any):	Mr Scott Wilkinson SHWilkinson Architects Ltd	
Case officer:	Max Tel: 0161 219 Email: maximillian.gibson@manchester.gov.uk	Gibson 6359
Recommendation:	Approve	
Date of recommendation:	13/01/2023	

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 25 November 2022 Expired: 16 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area relates to a residential estate in the Harpurhey ward in an area of Manchester north-east of the city centre known as Monsall.

The site relates to 9 Pinehurst Road, a two-storey terraced property, with small setback from the street at the front and a larger back garden which is currently totally paved over. The properties on the site's side of the street form a wall terrace, with uniform frontages to the front and rear of the terrace. 9 Pinehurst Road has a small lean to on the rear wall, which is consistent with all other properties in the terrace. At present, there are no properties in the terrace have been extended to the rear.

Description of development

The development relates to the removal of the existing rear lean-to and the construction of a two-storey rear extension on the back of the property. The ground floor will extend an additional 2925mm allowing for the creation of an enlarged L-shaped kitchen/lounge area. The first floor will extend an additional 1013mm, which will allow for the rear two bedrooms to be enlarged. New UPVC double glazed doors and windows, fascias and drainage will be installed on the rear elevation.

Consultations & Notification Responses

Environmental Health - no comments regarding the application

Publicity - letters were sent to the occupiers of surrounding properties informing them of the proposed development. No responses have been received.

Relevant policy and legislation

Manchester Core Strategy (2012)

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)

Saved policies of the Unitary Development Plan for Manchester (1995)

- DC1.1, DC1.2, DC1.3 & DC1.4

Issues

Principle of development

The application is for a two-storey rear extension which will allow for an enlarged lounge/dining space on the ground floor and enlarged rear bedrooms. This is considered to be acceptable in principle as many people prefer to extend homes to meet the changing residential needs of their families.

Therefore, the development is considered to be in accordance with UDP policy 1.1, which states that decisions regarding household extensions should take into account the need for occupiers to adapt their homes to their changing household needs.

However, consideration must be given to the impact on visual amenity and the residential amenity of neighbouring properties.

Residential/Visual amenity

Policy DM1 of the Core Strategy requires development of appropriate scale, siting and materials and that effects on amenity, including privacy and sunlight, are taken into consideration. UDP policy D1.2 states that extensions should not be excessively large or bulky, nor create an undue loss daylight or privacy to neighbouring properties.

The ground floor extension projects 2.25 metres from the rear wall of the house and is in line with the parameters outlined in policy DC1. The first-floor extension projection is stepped back 1.912 metres from the projection of the ground floor extension to minimise the overbearing and overshadowing effect on the neighbouring properties, resulting in a 1 metre projection from the rear wall of the house. The first-floor extension will only be viewed from oblique angles from the first-floor windows of the neighbouring properties. Whilst the orientation will result in a modest amount of overbearing and overshadowing impact, it is not considered unduly harmful to warrant refusal of this application.

The location of the extension to the rear of the property will ensure there is no impact on the street scene.

For these reasons, it is considered there are no significant impacts on residential and visual amenity associated with the development and to be in accordance with policy DM1 of the Manchester Core Strategy and UDP policies 1.1 and 1.2.

Roads

The extension is to the rear of a mid-terrace property. It is considered there will be no impact on parking, pedestrian or vehicle access, road or rights of way. This is in accordance with UDP policy 1.2 which allows for extensions which would not create undue pressure on the highways network and street parking.

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: Approval

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.

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:

- Drawings - 22158.103 - P3 - Proposed Ground Floor; 22158.104 - P3 - Proposed First Floor; 22158.106 - P3 - Proposed Roof Plan; 22158.111 - P3 - Proposed Rear Elevation; 22158.112 - P3 - Proposed Side Elevation; 22158.113 - P3 - Proposed Side Elevation prepared by SH Wilkinson Architects Limited received by the city council, as local planning authority, on 11/01/2023

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) 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.

4) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health

12 Swanley Avenue, Manchester, M40 8GB
15 Pinehurst Road, Manchester, M40 8QB
7 Pinehurst Road, Manchester, M40 8QB
13 Pinehurst Road, Manchester, M40 8QB
11 Pinehurst Road, Manchester, M40 8QB
8 Swanley Avenue, Manchester, M40 8GB

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
Area Team Boundary - Name: CENTRAL