

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134980/FH/2022

Date registered valid: 5 October 2022

Proposal: Erection of single storey rear extension to form additional living accommodation

Address: 10 Searby Road, Manchester, M18 7RQ

Ward(s): Longsight Ward

Applicant: One Manchester Lovell House, 6 Archway, Hulme, M15 5RN

Agent (if any): Mr Tom Adshead AG Architectural Solutions Ltd 19 Hillbrook Road, Offerton, Stockport, SK1 4JW

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 October 2022

Standard consultations:

Printed: 11 October 2022 Expired: 1 November 2022

Neighbour notifications

Printed: 11 October 2022 Expired: 1 November 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:

Tree Preservation Order:

Description of site / building / area

The application relates a 2 storey inter-war dwellinghouse located within a predominantly residential area of Longsight ward. The application property benefits from amenity space along the front, side and rear elevations with all round boundary treatment, approximately 1.8 metres along the rear boundary. The amenity space to the front of the house is currently in-part hard surfaced for parked vehicles, with gated access. There are existing mature conifer trees within the application site - one within the rear garden along the common shared boundary with no. 12 Searby Road, and the other within the front garden along the common boundary with no. 29 Aylesby Avenue. There are no TPOs on the trees. The minimum depth of the existing rear garden is approximately 17.2 metres. No. 12 Searby Road has an existing single storey rear extension sited along the common shared boundary with a rearward projection of approximately 6 metres, (ref: 114497/PDE/2016 - approved 2016). The application site is within a short walking distance from Nutsford Vale, a public recreational open space.

Description of development

Consent is sought for a single storey rear extension to form additional living accommodation.

The submitted information indicates that the proposed extension benefits the needs of a disabled occupier residing at the property.

The proposed single storey rear extension would be stepped-away from the common shared boundary with no. 12 Searby Road approximately 2066mm and maintain a separation distance of approximately 2626mm from the building line of the side elevation of the application building. It would have a proposed rearward projection of approximately 4041mm, a proposed width of approximately 2659mm, and a maximum proposed height of approximately 3435mm, whilst incorporating a shallow hipped roof design, 1 no. window along the rear elevation, including a door along the side elevation facing the common boundary with no. 29 Aylesby Avenue. The proposed extension would maintain a minimum separation distance of approximately 5175mm from the common boundary with no. 29 Aylesby Avenue. In terms of external facing materials, it is intended to use materials matching the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

No comments on this occasion.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

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

- Policy DM 1 (Development Management)

- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. The following saved policies are still considered of relevance.

- Policy DC1 for Residential Extensions.
- Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ISSUES

Principle

The proposal is to facilitate the accessible requirements of an occupier residing at the property and therefore the principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey rear extension) - In light of the pre-existing context along the rear elevation, and along the boundaries, and due to the fact that no. 12 Searby Road has an existing single storey rear extension sited along the common shared boundary with a rearward projection of approximately 6 metres. The proposed single storey rear extension would stepped-away from the common shared boundary with no. 12 Searby Road approximately 2066mm and it would maintain a minimum separation distance of approximately 5175mm from the common boundary with no. 29 Aylesby Avenue, and a proposed rearward projection of approximately 4041mm, and a proposed width of approximately 2659mm, and a maximum proposed height of approximately 3435mm and therefore it is not considered that there would be a significant impact in terms of massing from the extension, nor would it have an undue

impact along the streetscene or neighbouring houses, specifically; no. 12 Searby Road, 29 Aylesby Avenue, and those properties along the rear elevation along Manby Square and Mandy Road. Furthermore, although the proposed maximum rearward projection at approximately 4041mm is (391mm) in excess of the guidance set out in saved policy DC1 regarding rearward extensions, it is within the limitations for a larger homes extension application. It is however recommended that additional conditions are attached requiring obscure glazing to windows. This is considered necessary to safeguard privacy. For these reasons and on balance, it is considered that the proposal could be accommodated in this location in this instance. Moreover, the development benefits the needs of a disabled user residing at the property, and therefore on balance, the proposal is considered acceptable, as there are not overbearing, overshadowing, or loss of privacy impacts, subject to planning conditions.

Design and appearance - It is not considered that the proposed development would unduly harm the character of the building or the general area, and the proposal would not be visible along the streetscene. It is also intended to use materials matching the existing house, although a materials condition has been attached to ensure that the materials are adhered to.

Waste management - The existing arrangement would be unaffected.

Car parking - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 local Planning Authority in its decision has had due regard to the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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 form, received by the City Council as the Local Planning Authority on 4 July 2022.
- Location Plan with application site edged in red, DRAWING NO: MAN.F.35.OS, received by the City Council as the Local Planning Authority 4 July 2022.
- Existing Site Plan, DRAWING NO: MAN.F.35.P1, received by the City Council as the Local Planning Authority 4 July 2022.
- Existing Ground Floor Plan, DRAWING NO: MAN.F.35.P2, received by the City Council as the Local Planning Authority 4 July 2022.
- Existing Elevations, DRAWING NO: MAN.F.35.P3, received by the City Council as the Local Planning Authority 4 July 2022.
- Proposed Site Plan, DRAWING NO: MAN.F.35.P4, received by the City Council as the Local Planning Authority 4 July 2022.
- Proposed Ground Floor Plan, DRAWING NO: MAN.F.35.P5, received by the City Council as the Local Planning Authority 4 July 2022.

- Proposed Elevations , DRAWING NO: MAN.F.35.P6, received by the City Council as the Local Planning Authority 4 July 2022.

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 external facing materials to be used on the development hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester 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 windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on:

- Proposed Site Plan, DRAWING NO: MAN.F.35.P4; Proposed Ground Floor Plan, DRAWING NO: MAN.F.35.P5; and Proposed Elevations , DRAWING NO: MAN.F.35.P6, all received by the City Council as the Local Planning Authority 4 July 2022.

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

5) Before first occupation of the development thereby approved, the proposed window long the rear elevation and as shown on:

- Proposed Ground Floor Plan, DRAWING NO: MAN.F.35.P5; and Proposed Elevations , DRAWING NO: MAN.F.35.P6, both received by the City Council as the Local Planning Authority 4 July 2022, shall be obscurely 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 - In the interest of privacy and in accordance with policies EN1, SP1 and DM1 of the Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

29 Aylesby Avenue, Manchester, M18 7SF
11 Searby Road, Manchester, M18 7RQ
31 Aylesby Avenue, Manchester, M18 7SF
7 Manby Square, Manchester, M18 7RX
5 Manby Square, Manchester, M18 7RX
9 Searby Road, Manchester, M18 7RQ
12 Searby Road, Manchester, M18 7RQ

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