

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134234/FH/2022

Date registered valid: 1 July 2022

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

Address: 5 Vale Street, Manchester, M11 4NR

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Stephen McIntosh, 5 Vale Street, Manchester, M11 4NR

Agent (if any): Mr Dave Trudgeon, Conway Architectural Design, 6 Conway Close, Middleton, Manchester, M24 1EW

Case officer: Harriet Aidoo
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Recommendation: Approve

Date of recommendation: 23 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 July 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 July 2022 Expired: 25 July 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 site / building / area

The application relates to a traditional, ground floor bay-fronted, 2-storey end terrace dwellinghouse at the junction of Vale Street and Barrington Street in the Clayton & Openshaw Ward of Manchester. The application building has a slated hipped roof and combined pitched roof 2-storey rear outrigger, (which is approximately 4.9 metres in depth). The application site benefits from a modest front, side and rear amenity space, including boundary treatment, comprising of a high brick wall along the side and rear elevations which is in excess of 1.8 metres, and which incorporates a timber frame gated access along the Barrington Street elevation. The shallow front garden area is defined by low walls and railings. The side wall abuts the back of pavement to Barrington Street, and the rear wall abuts a gated alleyway.

Description of development

The submitted proposal relates to erection of single storey rear extension to form additional living accommodation.

The submitted plan would effectively comprise of a small single storey in-fill development, (proposed width, approximately 1665mm), by extending the existing 2 storey rear outrigger sideways forward of the Barrington Street elevation at ground floor level to serve as an extended kitchen. The proposed depth would not exceed the depth of the existing rear outrigger.

The submitted information also indicates that the proposed works would involve an elevational alteration along the rear ground floor elevation of the existing 2 storey outrigger involving bi-fold doors.

Following negotiations, the initially submitted plan has been slightly revised in the interest of residential and visual amenity, and revised plans subsequently submitted, (dated 17/09/2022). The revised plan would comprise of a change to the roof configuration from a flat roof to a shallow lean-to pitch design along the Barrington Street elevation.

The proposed single storey rear extension, approximately (length 4984mm x width 1665mm x maximum height 3391mm), would project from the rear building line of the existing annotated "lounge", whilst flush with the side building line of the main dwellinghouse (Barrington Street elevation), and project along the side elevation of the existing 2 storey outrigger approximately 4984mm, and flush with its rear building line, whilst maintaining a proposed width of approximately 1665mm. The proposed extension would incorporate a shallow lean-to pitched roof design, 3no. windows along the roof elevation facing Barrington Street, including bi-fold doors along the rear elevation which would be incorporated into the proposed elevational alterations along the rear ground floor elevation of the existing 2 storey outrigger which would also involve bi-fold doors.

In terms of external facing materials, it is intended to use matching facing brick, and matching finishes.

Consultations & Notification Responses

1. Local residents

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

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 - It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- 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 - Residential Extensions.

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

The initially submitted plan has been slightly revised in the interest of residential and visual amenity, and revised plans subsequently submitted, (dated 17/09/2022).

Principle of development

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, and elevational alteration along the rear ground floor elevation of the existing 2 storey outrigger involving bi-fold doors) - Given the pre-existing contextual relationship along rear elevation and side boundaries, particularly

with the pre-existing side wall of the application building abutting the back of pavement to Barrington Street - and the proposed extension would in-part be informed by this pre-existing design concept, and due to the fact that the proposal would be single storey, and in light of the revised plans, (dated, 17/09/2022), and due to the fact that the natural building line along the Barrington Street elevation would be unaffected; it is considered that the proposal could be accommodated in this location in this instance. With regards to the proposed elevational alteration along the rear ground floor elevation of the existing 2 storey outrigger involving bi-fold doors, this is considered acceptable as it would face the blank side elevation of no. 210 Barrington Street. It is however recommended further conditions are attached limiting any further windows and door openings. This is considered necessary to safeguard residential amenity. For these reasons and on balance, the proposed extension is considered to be acceptable in terms of its impact on residential and visual amenity as there are no overbearing, overshadowing or loss of privacy impacts.

Impact of works (Design and appearance) - In terms of external facing materials, it is intended to use materials matching those of the existing house, which is considered acceptable in design terms. However, a condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised 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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been slightly revised in the interest of residential and visual amenity, (dated 17/09/2022). The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan, the Core Strategy, the National Planning Policy Framework and all other material considerations. 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:

- Location Plan with application site edged in red, Existing Block Plan with application site edged in red and Existing Site Plan, DWG NO 563-01, received by the City Council as the Local Planning Authority on 01 July 2022.
- Location Plan with application site edged in red, Proposed Block Plan with application site edged in red and Proposed Site Plan, DWG NO 563-05, received by the City Council as the Local Planning Authority on 01 July 2022.
- Existing North Facing Side Elevation, Existing West Facing Rear Elevation, DWG NO 563-04, received by the City Council as the Local Planning Authority on 01 July 2022.
- Existing Roof Plan, DWG NO 563-03, received by the City Council as the Local Planning Authority on 01 July 2022.
- Existing Ground Floor Plan, DWG NO 563-02, received by the City Council as the Local Planning Authority on 01 July 2022.

- Proposed Ground Floor Plan, DWG NO 563-06A, received by the City Council as the Local Planning Authority on 01 July 2022.
- Proposed North Facing Side Elevation and Proposed West Facing Rear Elevation , DWG NO 563-08A, received by the City Council as the Local Planning Authority on 17 September 2022.
- Proposed Roof Plan, DWG NO 563-07B, received by the City Council as the Local Planning Authority on 17 September 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 materials used to construct the external elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the approved drawings.

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.

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 Ground Floor Plan, DWG NO 563-06A, received by the City Council as the Local Planning Authority on 01 July 2022.
- Proposed North Facing Side Elevation and Proposed West Facing Rear Elevation , DWG NO 563-08A, received by the City Council as the Local Planning Authority on 17 September 2022.
- Proposed Roof Plan, DWG NO 563-07B, received by the City Council as the Local Planning Authority on 17 September 2022.

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

5) 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

210 Barrington Street, Manchester, M11 4ED
7B Vale Street, Manchester, M11 4NR
7A Vale Street, Manchester, M11 4NR
14 Vale Street, Manchester, M11 4WG
7 Vale Street, Manchester, M11 4NR
3 Vale Street, Manchester, M11 4NR

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
Area Team Boundary - Name: NORTH AREA