

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132526/FH/2021

Date registered valid: 10 January 2022

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

Address: 14 Henderson Street, Manchester, M19 2GT

Ward(s): Levenshulme Ward

Applicant: Heather Greatbatch 14 Henderson Street, Manchester, M19 2GT

Agent (if any): Mrs Magdalena Haener Pride Road Manchester South 110 Great Stone Road, Manchester, M16 0HD

Case officer: Harriet Aidoo
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Recommendation: Approve

Date of recommendation: 27 September 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 February 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 August 2022 Expired: 24 August 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

14 Henderson Street, is a two-storey, semi-detached dwellinghouse in the Levenshulme ward of Manchester. The house is located in a corner plot position on the west side of Henderson Street where it meets Eastholme Drive, which bounds the curtilage to the south side of the house. To the north, the property adjoins number 12 Henderson Street. To the west the property adjoins the boundary of 2 Eastholme Drive. The is predominantly residential and characterised by a range of property types and ages. The application property is one of a small enclave of post war semi-detached houses along part of Henderson Street and Eastholme Drive to the north, south and west, whilst further to the north and on the east side of Henderson Street the properties are typical Victorian terraced houses. Further south on Henderson Street and Nall Street are turn of the 21st century 2 and 3 storey properties. Along the rear of the application building is an existing single storey rear extension, (ref: 042436, approved 26.11.1992). The existing boundary treatment along the rear elevation comprises of timber frame panel fencing - approximately 1 metre along the common shared boundary with no. 2 Eastholme Drive, and approximately 1.8 metres along the common shared boundary with no. 12 Henderson Street. The side boundary treatment along the Eastholme Drive elevation, and in-

part along the front elevation, comprises of a dwarf brick wall and privet hedge, in excess of 1.8 metres.

Description of development

The initially submitted plan related to the proposed erection of a two storey side extension to form additional living accommodation.

Following negotiations, the initially submitted plan has been revised in the interest of residential and visual amenity, and revised plans subsequently submitted, (dated 03/08/2022). The initially proposed title description has also been subsequently amended to reflect the revised plans. The revised submitted plan now relates to the proposed erection of a single storey side extension to form additional living accommodation.

The proposed single storey side extension would be set back approximately 34.40mm from the front building line of the original dwellinghouse, whilst maintaining a width of approximately 2500mm along the front elevation, and a separation distance of approximately 2874mm from the side boundary with Eastholme Drive. It will then project approximately 3400mm into the rear garden, with the proposed rear elevation being flush with the rear building line of the existing single storey rear extension - (the proposed rearward projection would not exceed the depth of the existing rear extension - approximately 3000mm). The maximum height of the extension would be approximately 3720mm. The proposed extension would incorporate a combined lean-to pitch, to hipped roof configuration, with 3no. windows along the roof plane along the Eastholme Drive elevation, a garage door along the front elevation, including French doors along the rear elevation. In terms of proposed external facing materials, it is intended to use materials matching the existing dwellinghouse.

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.

Following revised plans, neighbours were re-notified. No comments, objections or representations were received on this occasion.

POLICIES

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 (1995).

- Saved Policy DC1 (Residential Extensions) is considered relevant.

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.

ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Principle

The principle of the proposal to create additional living accommodation 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 side extension) - In light of the revised plans, (dated, 03/08/2022) and given the existing contextual relationship with the site boundaries, and due to the fact that the revised proposed extension would now be single storey, it is considered that there would not be a significant adverse impact from the proposed development, as there are no overbearing, overshadowing, or loss of privacy impacts; and therefore on balance, and subject to planning conditions, it is considered that the revised proposal could be accommodated in this location in this instance. It is however recommended that further conditions are attached to any recommendation for planning approval given the proposed amenity space that would be retained, to safeguard residential amenity.

Impact of works (Design and appearance) - In design terms, it is considered that the revised proposal would not unduly harm the character of the building or the general area. It is also intended to match materials with that of the existing dwellinghouse. However, a materials condition has been attached to ensure that the materials are adhered to.

Impact of works (Car Parking) - The existing arrangement would in-part be affected as the existing access along the side elevation would in-part be lost to accommodate the proposed extension. In addition, the interior of the proposed garage would not be of sufficient size to accommodate car, and the depth of the front garden area is 4.1m in depth. Consideration has therefore been given to the impact of the loss of an off street parking space. It is considered that as there are no parking restrictions precluding on-street car parking along Henderson Street and Eastholme Drive, a slight increase in the level of on-street car parking could be accommodated in this location in this instance. For these reasons and on balance, it would not warrant the refusal of planning permission.

Impact of works (Waste Management) - The existing arrangement would be unaffected. Wheeled bins can still be stored within curtilage, screened behind boundary treatment.

Loss of trees – The proposed side extension would have significant impact to the root zones of a multi stemmed birch tree and a palm tree in the side garden. In view that the proposed development is likely to necessitate the removal of these trees, the applicant was requested to include the planting of trees in the rear garden area to off set the loss. Revised plans show the inclusion of the three trees to be planted within the retained rear garden, and it is recommended that this aspect the scheme is conditioned.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is not considered that the revised proposal would be unduly overbearing, nor would it present privacy

and overlooking concerns which would adversely impact upon residential or visual amenity; pursuant with The National Planning Policy Framework (July 2021); The Manchester Core Strategy Development Plan Document (July 2012) - Policies EN1, DM1, SP1, EN19, T2; Saved Unitary Development Plan (1995) - Policy DC 1; and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (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

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, the initially submitted plan has been revised in the interest of residential and visual amenity, and revised plans subsequently submitted, (dated 03/08/2022). The initially proposed title description has also been subsequently amended to reflect the revised plans. 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 and Block Plan with application site edged in red, Drawing No. M163 5, Rev: A, received by the city council as the local planning authority on 03 August 2022.
- Existing Sections and Elevations, Drawing No. M163 2, Rev: B, received by the city council as the local planning authority on 03 August 2022.
- Existing Floor Plans, Drawing No. M163 1, Rev: B, received by the city council as the local planning authority on 03 August 2022.
- Proposed Elevations, Drawing No. M163 4, Rev: D, received by the city council as the local planning authority on 03 August 2022.
- Proposed Floor Plans, Drawing No. M163 3, Rev: D, received by the city council as the local planning authority on 03 August 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (July 2012).

3) The external facing materials to be used on the extension hereby permitted shall match those of the primary 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 Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy (July 2012).

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 extension hereby approved other than those shown on: Proposed Floor Plans, Drawing No. M163 3, Rev: D, and Proposed Elevations, Drawing No. M163 4, Rev: D, both received by the city council as the local planning authority on 03 August 2022.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policies SP1 and DM1 Core Strategy for the City of Manchester (July 2012).

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.

6)The tree planting shown on drawing ref : M163 3 rev.D - Proposed Floor Plans received by the city council as the local planning authority on 03 August 2022. , shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

117 Henderson Street, Manchester, M19 2QT
18 Henderson Street, Manchester, M19 2GT
2 Eastholme Drive, Manchester, M19 2QU
1 Eastholme Drive, Manchester, M19 2QU
121 Henderson Street, Manchester, M19 2QT
113 Henderson Street, Manchester, M19 2QT
111 Henderson Street, Manchester, M19 2QT
119 Henderson Street, Manchester, M19 2QT
16 Henderson Street, Manchester, M19 2GT
12 Henderson Street, Manchester, M19 2GT
10 Henderson Street, Manchester, M19 2GT
4 Eastholme Drive, Manchester, M19 2QU
3 Eastholme Drive, Manchester, M19 2QU
115 Henderson Street, Manchester, M19 2QT
8 Henderson Street, Manchester, M19 2GT

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
Area Team Boundary - Name: NORTH