

22nd November 2022

OUR REF: 322/CC

Manchester City Council
Planning Growth and Development Department
PO Box 532
Town Hall Extension
Manchester M60 2LA
Via the Planning Portal only

Dear Sir/Madam,

PLANNING APPLICATION SUBMISSION: 2 WORTHINGTON STREET, MOSTON, MANCHESTER M40 0BB

PLANNING PORTAL REFERENCE: PP-11708627

I am formally instructed on behalf of Mr Timothy Evitt to submit a householder application which seeks a single storey ground floor rear extension and reconfiguration of the garden land to include one of their car parking spaces within the fenced area to residential garden, to his family home at 2 Worthington Street.

The site is located in Moston, Manchester and the edge red site location boundary is entirely within the freehold ownership (and control therefore) of the applicant.

The following documents are submitted in support of the planning application:

- Covering letter/summary Statement;
- Application form;
- Site Location Plan and Existing Proposed Site Plan ref 2WS/200 /BR rev C3;
- Existing Layouts and Elevations ref 2WS/201/BR rev C1;
- Proposed Plan Layouts 2WS/202/BR REV C1; and
- Proposed Elevations 2WS/204/BR rev C3.

Property Overview

The property currently comprises a 3-bedroom end terrace house with two parking spaces. the footprint of the property extends to 43sq.m and the total floorspace of the property

68sq.m. The property is located within an overall site area of 228 sq.m. It considering this, the footprint to ratio of the property/ site area is only 18.85% built development on plot. Thus, the site in comparison to built development on the site exhibits a generous plot. The property is understood to have been built in around 2004 (following approval via outline planning permission reference 062879/00/NORTH1/01 and reserved matters approval in 2002 reference 064313/MO/NORTH1/02).

It is worthy of note that against current day residential minimum national space standards (and Manchester City Council's minimum standards) a 3-bedroom 2 storey property as a minimum should be 84 sq.m. Today therefore the property in essence falls short of the level of floorspace expected for modern day living standards.

It is on this basis that the applicant wishes to seek approval for a rear single storey extension that will provide enhanced living space for his family. It is acknowledged that condition 14 attached to planning permission reference 064313/MO/NORTH1/02 in essence removes what is commonly referred to as permitted development rights and prior notification rights (for larger extensions) for homeowners to undertake such rear extensions and thus formal planning permission from the determining authority Manchester City Council must be obtained prior to works being undertaken. This is a 'blanket' removal across all the 228 homes originally permitted, it is understood having reviewed the plans as the majority of the homes built were to occupy smaller plots/ curtilage and thus the city council wished to retain control. The application site however, as expressed above does benefit from a much larger corner plot.

The Proposed Development

The plans as submitted to the Local Planning Authority (LPA) for approval seek a single storey rear/side extension, from the original elevation, set behind the garden boundary wall and seeks to change the use of one of the two car parking spaces into garden land. The purpose is to increase the habitable living space of the property. The proposed extension will seek to increase the overall floorspace of the property from 68sq.m to 90 sq.m, as noted above importantly, current day residential space standards for a 3-bedroom property is between 84 sq.m and 102 sq.m and thus the proposal would bring it inline, (centrally in fact) with current day minimum space standards but in turn it is acknowledged the space required for current day amenity and modern living requirements. In order to achieve the level of floorspace without going to 2 storeys the proposed additional the rear extension is proposed at 4.95m, as can be seen from the submitted elevations it is located behind the existing garden wall and substantial established landscaped garden feature that are to remain, also to retain the privacy of the garden for the applicant.

The increase in floor area by the extension would increase the on plot-built development form 18.85% by just 9.65% to 28.5% built development to plot ratio, thus the property would still be set within two thirds as front, side and rear garden amenity. There remain good separation distances between the properties opposite on Worthington Street and to the rear, the side elevation of property no 4. That does not have any windows to it would still be some 14m still from the rear elevation of the proposed extension, however at single storey this would largely be set behind the substantial boundary wall of the application site and established and mature landscaping in any event.

The loss of one private parking space (by bringing it within the garden wall area), is acknowledged and the loss is not expected to have a material impact on the safety and operation of the highway. There are no parking restrictions to Worthington Street and St Mary's Road in the immediate vicinity, should further day to day parking be required by the property, there are always spaces available, further information can be provided if required and this is evidence over recent years on googlemaps streetview. The submission does now undertake in addition to provide secure and weatherproof cycle storage unit for the property in addition.

Planning Policy Overview

Section 38(6) of The Planning and Compulsory Purchase Act (2004), advocates that development control decisions must be taken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

For the Purposes of this application, the Development Plan includes the:

- Manchester City Council Core Strategy Development Plan (adopted July 2012);
- Extant remaining policies of the Manchester City Council Unitary Development Plan Document (UDP) (1995);
- Greater Manchester Joint Waste Strategy (adopted July 2012); and
- Greater Manchester Joint Minerals Strategy (April 2013).

This summary statement will consider those of most relevance.

The Core Strategy replaces significant strategic parts of the former Unitary Development Plan. The Core Strategy sets the long-term aspirations for Manchester's future development, for example to increase the home ownership rate across the borough and forms the framework that planning applications will be assessed against. A number of the Manchester UDP policies have been saved in addition and applications will be assessed against these where they are considered relevant and up to date against national planning policy.

The Site is located within the urban area of Manchester within the suburb of Moston. There are no direct notable proposals map Development Plan designations applicable to the Site. Therefore, other relevant policies are considered below:

- UDP Policy 1. Residential Extensions; and
- Core Strategy Policy DM1 Development Management.

UDP policy 1 residential extensions, comprises Policy DC1.1, DC1.2 and DC1.3 summarise the following key aspects will be considered in determining planning applications for extensions to residential properties.

DC1.1 regard will be given to:

- a. The general character of the property;
- b. The effect upon the amenity of 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 street-scene;
- e. The effect of the loss of any on-site car parking.

The application gives due regard to all of these factors. As set out above, the extension is required due to the overall small scale floorspace of the property as previously built and thus needed to adapt it to modern day living standards. In addition, it is important to the applicant that the general character of the property is not affected and the street scene, through the single-storey approach, nestled behind the boundary wall. The application is considered able to comply with policy DC1.1.

DC1.2 extensions will be allowed subject to:

- a. They are not excessively large or bulky for example, resulting in structures which are not subservient to the original house or project out in front of the original building ;
- b. They do not create an 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 street scene by virtue of design, use of materials or constructional 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.

Care and consideration to all factors has been given in the approach to the design, materials and the loss of one parking space, as can be seen at the property, there is throughout the day ample on street parking in the vicinity thus this loss is not going to create additional on street parking pressures. It is considered the application is able to comply with policy DC1.2.

DC1.3 highlights the council will not normally approve applications that have:

- a. Rearward extensions greater than 3.65m 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 roof extensions to bungalows;
- e. Extensions which conflict with the Council's guidance on privacy distances.

It is acknowledged that the proposed extension is greater than the policy preference of no more than 3.65m. The LPA are asked to regard (as also expressed above) the following as material considerations to outweigh the non-compliance with part of the policy, this includes:

- the current small scale footprint of the existing property as built which is now far less than current day minimum space standards;
- the extension is not excessive and the additional footprint only brings it inline with current day minimum space standards;
- the property sits on a large plot with built development currently only accommodating 18.85%;
- the extension is required to accommodate modern day living needs, the extension only increases the on plot-built development by 9.65% taking the overall built development on plot to 28.5%; and
- the extension will be well screened by the boundary wall and existing landscape features; and

- whilst it is acknowledged that permitted development rights and prior notification for large extensions to dwelling houses do not apply, what is relevant is since policy DC1.3 was brought in (in 1995) the government's acknowledgement (through the Town and Country Planning GPDO, 2015) of the acceptability in design terms of a terraced property allowing for up to 6m rear extension (subject to no neighbour objections), the extension proposed remains below this.

Core Strategy Policy DM1 Development Management-advocates that all development should have regard to a number of matters, these are listed below with a corresponding response:-

- Appropriate siting, layout, form, massing, materials and detail.
 - Due care and consideration by the applicant has been undertaken in the design of this rear extension set it behind the substantial boundary wall and of single storey and a height that is not considered to be obtrusive to the immediate neighbours, the materials will mirror those of the original property.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
 - Due consideration of the immediate neighbours has been at the forefront of the Applicant's design consideration when masterplanning the site.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
 - The Site has good accessibility credentials.
- Community safety and crime prevention.
 - This has been at the forefront of the initial design consideration, maximising natural surveillance, solid boundary walls and secure boundaries clear access points that are lockable, along with secure cycle parking.
- Design for health.
 - Secure cycle storage will now be provided to encourage cycle ownership/use.
- Refuse storage and collection.
 - The curtilage of the property remains able to accommodate storage areas still on plot.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

-The application retains largely the mature landscaping within the garden area

In addition, the National Planning Policy Framework (NPPF), 2021, is a material consideration in the determination of planning applications.

Paragraph 38 advocates in terms of decision-making that LPA's should approach decisions on proposed development in a positive and creative way. Thus, the LPA are encouraged to take account of the material considerations set out above in respect of non-compliance with policy DC1.3 (a).

The key Development Plan policies have been considered and the proposed application is able to comply with policy aspirations save for one aspect, the maximum rear extension length criteria, the applicant has however presented various material considerations the LPA are asked to take account of and give significant weight to the individual circumstances at the application site.

Summary

The applicant seeks a rear extension to their home to accommodate current and future modern day living standards. The extension has been designed with full regard to the site location, the amenity of the immediate neighbours and the immediate characteristics of the area with due considerations to the most relevant detailed design policies in respect of rear extensions to dwellinghouses. The LPA are asked to support this planning application.

Should you require anything further during the determination of the application, please do not hesitate to get in touch. We look forward to receiving validation of the application in due course and working with the assigned planning officer to a positive decision.

Yours faithfully,



CAROL CLARKE

Planning Director

Cc T Evitt (by email)

Enc As listed above.