

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130657/FH/2021

Date registered valid: 28 September 2021

Proposal: Erection of part single storey part two storey side extension including accommodation within the roof space

Address: 183 Slade Lane, Manchester, M19 2AE

Ward(s): Levenshulme Ward

Applicant: Mr Liaquat, 183 Slade Lane, Manchester, M19 2AE

Agent (if any): Reuben Ramelize, Arch Designs, Wilsons Park, C/O MAS, Monsall Road, Manchester, M40 8WN,

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 2 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 4 October 2021 Expired: 25 October 2021

Neighbour notifications

Printed: 8 September 2022 Expired: 25 September 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

This application relates to a two-storey semi-detached property, with accommodation in the roofspace, in a predominantly residential area. The property currently has a single storey side extension, which comes up to the side boundary of the property. Adjacent to the property is no.181 Slade Lane, which is at the end of a row of three properties (177-181 Slade Lane) and the gap, between nos. 181 and the application site, is an access route to the rear of nos.177-181, rather than being part of the curtilage of no.181.

It is proposed to demolish the single storey side extension and to erect a new part single storey, part two storey extension in its place. The two storey element would have a pitched roof, at a lower height than the main house roof, and would be set-back, from the front of the property by approximately 2 metres.

It is proposed to erect a part single storey and part two storey side extension and single storey rear extension to the property.

The proposed side extension would be set away slightly from the side boundary of the property (common boundary with no. 55 Milford Drive). The ground floor element, of the side extension, would cover the whole of the side elevation of the property, and would then 'wrap-around' the corner of the property, projecting a further 2.52 metres beyond the plane of the rear wall of the house and extending approximately half way along the rear elevation of the existing house. The upper floor element would be set-back 2 metres from the front of the house and would have a pitched roof with a lower apex than the main house. It would extend up to the rear elevation of the existing house.

The existing house has an existing canopy type structure above the front door and front bay window and this would be extended to run in front of the side extension forming part of a pitched roof between the ground and first floor elements of the extension. The proposal also includes the provision of an enclosed bin store at the front of the property.

Materials would match the existing.

Consultations & Notification Responses

Local residents - No comments received.

Strategic Area and Citywide Support Manager - Recommends that the standard construction hours restriction form part of any permission. This has been provided to the applicant as an informative.

GM Ecology Unit - Makes the following comments:

Summary

There are unlikely to be any ecological issues associated with this development.

Protected Species

There are unlikely to be any protected species issues with this development, the building shown on OS maps appears to have already been removed, so there will be no bat issues. No further information or measures are required.

Nesting Birds

There appear to be no trees or shrubs impacted upon by the development. I note there is a tree in the neighbouring property however that would need pruning back in order to build the annexe. I therefore recommend an informative along the following lines.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Contributing to and Enhancing the Natural Environment

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment.

The development appears to have negligible impacts on habitats or any particular species. No mitigation appears to be required. Any form of soft landscaping, bird or bat box provision would enhance the site. The details can be conditioned.

These suggestions have been provided to the applicant as informatives.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

The 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.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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 and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the 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.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create 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 scene by virtue of design, use of materials or construction details.

DC1.3 States that, notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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 roofed extensions to bungalows
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

Impact of works - The upper floor element, of the side extension, has been set-back from the front of the house, by 2 metres, and has a lower ridge height, than the existing house, to avoid any potential terracing effect. The extension now appears subservient to the main house and would allow for a similar extension, to no.55, without giving the impression of a terrace in an area that otherwise consists of semi-detached properties.

The ground floor element would be flush, with the main frontage of the house, but the presence of a projecting bay window, and a canopy structure that extends across the whole frontage of the resulting property, between the ground and upper floors, gives the impression that the ground floor side extension is set-back from the front of the house.

The side elevation, of the side extension, is a blank gable, so there would be no issues with any overlooking of the adjoining property, and would allow for a similar extension to no.55.

At the rear, the extension is single storey only, projecting just 2.5 metres, and it is not considered that this would create any disamenity in terms of loss of privacy or outlook, to any neighbours.

Generally, in terms of design, scale and appearance it is not considered that the proposal would have an adverse impact upon the amenities of local residents or the visual amenity of the surrounding area.

Car parking - The property has space to park one car in the front garden of the property. This is unaffected by this proposal.

Bin storage -The proposal will mean that it would no longer be possible to transport bins along the side of the house and a covered bin store is therefore proposed at the front of the house. The property has an existing hedge along its frontage, which would provide some screening of the bin store and it is considered that the proposed bin store would have a lesser visual impact than storing loose bins at the front of the property.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, negotiations were entered into, which resulted in an increased set-back, of the upper floor element of the extension, from the front elevation.

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 drawings numbered A3/04 and A3/05, dated June 2022 and stamped as received by the City Council, as Local Planning Authority, on 7 September 2022, and the drawings numbered A1/01, A1/02 and A1/03, dated June 2022 and stamped as received by the City Council, as Local Planning Authority, on 25 October 2022

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) The materials used to construct the external elevations of the extension 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.

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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on drawing numbered NA-P03, stamped as received by the City Council, as Local Planning Authority, on 12 November 2021, unless planning permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouses, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

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.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

2) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

3) Any form of soft landscaping, bird or bat box provision would enhance the site and should be considered.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Ecology Unit

187 Slade Lane, Manchester, M19 2AE
185 Slade Lane, Manchester, M19 2AE
181 Slade Lane, Manchester, M19 2AE
56 Osborne Road, Levenshulme, Manchester, M19 2DY
60A Osborne Road, Levenshulme, Manchester, M19 2DY
54 Osborne Road, Levenshulme, Manchester, M19 2DY
60 Osborne Road, Levenshulme, Manchester, M19 2DY
62 Osborne Road, Levenshulme, Manchester, M19 2DY
179 Slade Lane, Manchester, M19 2AE
58 Osborne Road, Levenshulme, Manchester, M19 2DY
177 Slade Lane, Manchester, M19 2AE

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH