

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 134258/FH/2022

**Date registered valid:** 4 July 2022

**Proposal:** Erection of single storey rear extension to replace existing conservatory

**Address:** 60 Powell Street, Manchester, M11 4GY

**Ward(s):** Clayton & Openshaw Ward

**Applicant:** Miss Lauren Latchford, 60 Powell Street, Manchester, M11 4GY

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

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

**Recommendation:** Approve

**Date of recommendation:** 08 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: 11 July 2022      Expired: 1 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:**

**Tree Preservation Order:**

## **Description of site / building / area**

The submitted application relates to a two storey, bay-fronted, semi-detached dwellinghouse within the Clayton and Openshaw ward of Manchester. The application site is bounded by highways along the front and side elevations, and there is existing boundary treatment, approximately 1.8 metres high. The existing amenity space along the front, side, and rear elevations cumulatively, are quite sizeable. There is an existing conservatory along the rear elevation, approximately, ( 5745mm length x 5397mm width), including an existing built form along the side boundary whilst incorporating a gated access, approximately, ( 6175mm length x 5061mm width). The immediate surrounding area is predominantly residential in character and the site is within walking distance of Ashton New Road and the district centre offering access to transport links, commercial, retail and leisure activities.

## **Description of development**

Consent is sought for a single storey rear extension to replace existing conservatory.

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 stepped-away from the common shared boundary with no. 62 Powell Street, leaving a small gap of approximately 134mm. It would have a proposed rearward projection of approximately 7645mm, a proposed width of approximately 4147, and a maximum proposed height of approximately 3492mm, whilst incorporating a shallow hipped roof design, window along the rear elevation, including a door and window along the side elevation. 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.

## **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:

- o Chapter 8: Promoting healthy and safe communities.
- o 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.

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o 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.

- o Policy DC1 for Residential Extensions.

o 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.

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 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 the existing conservatory with a rearward projection of approximately 5745mm, and due to the fact that the proposed extension would be single storey only, and the proposed siting of the extension would still be along common boundary with no.62 Powell Street, and the proposed width would be relatively smaller than the existing conservatory, the proposed rearward projection at approximately 7645mm however would be longer by a variance of approximately 1900mm and therefore it is this variance that is under consideration for potential harm. In addition, the proposed shallow hipped roof is considered to mitigate any significant adverse impact from massing and it would not be significantly higher than the structure it would replace, and it would also introduce a blank gable along this boundary, rather than the glazed elevation that currently exists, and therefore, it is not considered that the proposed development would have a significant adverse impact on residential or visual amenity, nor is it considered that the proposed scale along the streetscene would be significantly intrusive given the separation distance from the highway, and therefore for these reasons, 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.

**Impact of works (Design and appearance)** - It is not considered that the proposed development would unduly harm the character of the building or the general area. 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.

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

**Impact of works (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:

- o 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.
- o 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.
- o Existing Site Plan, DRAWING NO: MAN.F.35.P1, received by the City Council as the Local Planning Authority 4 July 2022.
- o Existing Ground Floor Plan, DRAWING NO: MAN.F.35.P2, received by the City Council as the Local Planning Authority 4 July 2022.
- o Existing Elevations, DRAWING NO: MAN.F.35.P3, received by the City Council as the Local Planning Authority 4 July 2022.
- o Proposed Site Plan, DRAWING NO: MAN.F.35.P4, received by the City Council as the Local Planning Authority 4 July 2022.
- o Proposed Ground Floor Plan, DRAWING NO: MAN.F.35.P5, received by the City Council as the Local Planning Authority 4 July 2022.
- o 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 permitted 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:

o 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:

o 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**

62 Powell Street, Manchester, M11 4GY  
55 Powell Street, Manchester, M11 4GY  
58A Powell Street, Manchester, M11 4GY  
43 Coatbridge Street, Manchester, M11 4QZ  
57 Powell Street, Manchester, M11 4GY  
45 Coatbridge Street, Manchester, M11 4QZ  
41 Coatbridge Street, Manchester, M11 4QZ  
39 Coatbridge Street, Manchester, M11 4QZ  
59 Powell Street, Manchester, M11 4GY

## **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