

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134729/FH/2022

Date registered valid: 5 September 2022

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

Address: 25 Green Fold, Manchester, M18 8RJ

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr. & Mrs. Farhan Maqsoo, 25 Green Fold, Manchester, M18 8RJ

Agent (if any): Miss Aysha Utsho Aysha, 29 Croft Street, Hyde, SK14 1JA

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

Recommendation: Approve

Date of recommendation: 31 October 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 September 2022

Standard consultations:

Printed: 6 September 2022

Expired: 27 September 2022

Neighbour notifications

Printed: 6 September 2022

Expired: 27 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

Description of site / building / area

The application relates to two storey, bay-fronted, 1930s semi-detached dwellinghouse with amenity space along the front, side and rear elevations, including off-street car parking space along the front and side elevations. There is an existing single storey lean-to rear outrigger, and a small timber frame outbuilding sited within the rear garden along the common shared boundary with no. 23 Green Fold. The existing common boundary treated with no. 23 Green Fold is defined as approximately 1 metre concrete pillars and timber frame panel fencing. The existing depth of rear garden is approximately 5 metres. The application site is situated along a short residential street, close to an area of open green space which incorporates - Debdale Park, Gorton Reservoir and Denton Golf Club. There is a 20mph speed limit in place along Green Fold.

Description of development

The submitted plan relates to the proposed erection of a single storey side extension to form additional living accommodation.

The proposed extension would serve as a garage, and an extended kitchen.

Following negotiations, the initially submitted plan has been slightly revised in the interest of residential and visual amenity, and revised plans subsequently submitted, (dated 31/10/2022). Clarification regarding refuse management arrangements, i.e. the storage and location of an appropriate bin store for wheeled bins has been sufficiently demonstrated.

The proposed single storey side extension would be sited along the common shared boundary with no. 23 Green Fold and it would be flush with the front building line of the existing application building. It would then project along the side boundary approximately 9500mm, and maintain a proposed width of approximately 2575mm, then flush with the rear building line of the existing single storey lean-to rear outrigger, whilst maintaining a proposed depth of rear garden of approximately 5055mm. The maximum proposed height of the extension would be approximately 3500mm, and it would incorporate a combined lean-to pitch, and hipped roof configuration, with garage door along the front elevation and standard door opening along the rear elevation to serve the proposed extended kitchen. In terms of proposed external facing materials, it is intended to use matching materials.

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.

2. Environmental Health - recommend the following condition in relation to a gas membrane:

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

3. Highways have made the following comments:

The proposed extension is fully contained within the site's perimeter and does not impinge onto the adopted highway.

Pedestrian access will remain as existing, which is acceptable to Highways.

Plans show that a driveway space will remain. All driveway spaces should provide a minimum space of 3.0m x 6.0m in line with MCCs standard minimum dimensions.

Plans also show a proposal for a garage. The dimensions of the garage should also align with MCCs standard minimum dimensions of 3.0m x 6.0m.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

There are no boundary treatments noted. The applicant should be advised that all boundary treatments with frontage to the adopted highway should retain appropriate visibility from a

height of 600mm upwards in order to protect sight lines. All gating which is accessed from the highway must be ensured to be inwardly opening, in order to prevent obstruction to passing footway users.

Detail should be sought from the applicant in relation to any proposed construction or fit out arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

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

The initially submitted plan has been slightly revised in the interest of residential and visual amenity, and revised plans subsequently submitted, (dated 31/10/2022).

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, 31/10/2022) and given the pre-existing contextual relationship along the boundaries, and due to the fact that the proposed extension would 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 restricting any further window/door openings and restricting the use of the proposed garage 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 be lost to accommodate the proposed extension. In addition, although the proposed width of the garage, and the existing depth of front driveway would be less than Manchester City Council's standard minimum dimensions at 3.0m x 6.0m, it could accommodate a small car. In addition, whilst there is a 20mph speed limit in place along Green Fold, there are no parking restrictions precluding on-street car parking and therefore a slight 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 affected, as the existing side access would be lost to accommodate the proposed extension. Therefore, it is intended to locate a bin store area, approximately depth 750mm x width 1200mm, in front of the existing dwellinghouse and the along the common shared boundary with no. 27 Green Fold, (revised plans, dated 31/10/2022 - Proposed refuse management arrangement, Drawing No. 13-01-06 19-10-2022). Bins would be stored in this location and brought to the back of pavement on collection days.

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; in addition, refuse management arrangements have been sufficiently demonstrated; 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 slightly revised in the interest of residential and visual amenity, and revised plans subsequently submitted, (dated 31/10/2022). 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 31 October 2022.
- Location Plan with application site edged in red, received by the city council as the local planning authority on 31 October 2022.
- Existing Floor and Elevations, Drawing No. 13-01-01 19-07-2022, received by the city council as the local planning authority on 31 October 2022.
- Existing and Proposed Site Plans, Drawing No. 13-01-03 19-07-2022, Rev A, received by the city council as the local planning authority on 31 October 2022.
- Proposed Floor and Elevations, Drawing No. 13-01-02 19-07-2022, Rev A, received by the city council as the local planning authority on 31 October 2022.
- Proposed Garage Door Elevation and Section, Drawing No. 13-01-05 19-07-2022, Rev A, received by the city council as the local planning authority on 31 October 2022.
- Proposed refuse management arrangement, Drawing No. 13-01-06 19-10-2022, received by the city council as the local planning authority on 31 October 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) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012).

5) 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 and Elevations, Drawing No. 13-01-02 19-07-2022, Rev A, received by the city council as the local planning authority on 31 October 2022.
- Existing and Proposed Site Plans, Drawing No. 13-01-03 19-07-2022, Rev A, received by the city council as the local planning authority on 31 October 2022.
- Proposed Garage Door Elevation and Section, Drawing No. 13-01-05 19-07-2022, Rev A, received by the city council as the local planning authority on 31 October 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).

6) The garage hereby approved shall be used for purposes ancillary to the residential use of the main dwellinghouse at 25 Green Fold only and for no other use. For the avoidance of doubt this includes the use of the garage as a self-contained residential unit, or for business, and no part of the garage shall be used for any purpose which would preclude its use for the parking of a motor vehicle, and no development shall be undertaken that would preclude vehicular access to the garage.

Reason - To use the property for any other purpose would result in an over intensive use of the property to the detriment of residential amenity, pursuant to policy SP1 and DM1 of the Core Strategy.

7) Wheeled bins shall be stored in the bin store as shown on: Drawing No. 13-01-06 19-10-2022, received by the city council as the local planning authority on 31 October 2022, and only

brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of visual and residential amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, SP1 and DM1 of the Core Strategy (July 2012).

8) 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.

Informative:

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

27 Green Fold, Manchester, M18 8RJ
29 Green Fold, Manchester, M18 8RJ
4 Green Fold, Manchester, M18 8RJ
2 Green Fold, Manchester, M18 8RJ
23 Green Fold, Manchester, M18 8RJ
21 Green Fold, Manchester, M18 8RJ
14 Lakeside Close, Manchester, M18 8QZ

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 - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA