

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134075/FH/2022

Date registered valid: 16 June 2022

Proposal: Erection of two storey side extension, and part single, part two storey rear extension to form additional living accommodation.

Address: 299 New Bank Street, Manchester, M12 4HW

Ward(s): Ardwick Ward

Applicant: Mr Muhammad Najam Siddiqui, 299 New Bank Street, Manchester, M12 4HW

Agent (if any): Mr Stephen Nicholls, Richmond Consultants, 63 Ellwood Road, Stockport, SK1 4BE

Case officer: Harriet Aidoo
Tel: 0161 234 4532
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Recommendation: Approve

Date of recommendation: 5 October 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 July 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 June 2022 Expired: 13 July 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 a 2-storey, brick facing, ground floor box-bay fronted, semi-detached dwellinghouse within the Longsight ward of Manchester. The application property benefits from amenity along the front, side, and rear elevations, including boundary treatment, approximately 1.8 metres along the side and rear elevations. There is an existing front driveway, and a single storey flat roof rear extension, measuring approximately - 3.9 metres (rearward projection) x 2.8 metres (width), whilst maintaining a separation distance of approximately 1.8 metres from the common boundary along the western elevation, and approximately 4.6 metres from the common boundary with no. 301 New Bank Street. The existing depth of rear garden is approximately 7.9 metres.

The surrounding area is generally mixed use in character, with the application site bounded to the north by the CAF Rail Longsight depot, and by railways and sidings to the north, east and west. To the north-east are residential properties on Chalcombe Grange and in-part along New Bank Street. To the south-west, the site is bounded by New Bank Street, with residential properties approximately 40 metres beyond. To the south-west, also lie a number of commercial units which are part of the nearby Longsight Trading Estate, the boundary of which lies approximately 20 metres to the south-west.

Description of development

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

Following negotiations, the initially submitted plan has been revised in the interest of residential amenity, and revised plans subsequently, (dated 25/08/2022 and 03/10/2022). The title description of the proposed development has also been subsequently amended to reflect the revised plan. The revised submitted plans would comprise of:

- A revised roof configuration to the 2 storey extension comprising of a hipped roof design - rather than the initially proposed 2 storey flat roof.
- The proposed window along the first floor gable elevation has been removed.
- The proposed canopy along the front elevation has been omitted from the plan
- The side extension would be set-back 1000mm along the ground and first floor front elevations.
- The proposed rearward projection along the ground floor rear elevation has been pulled in and would not exceed 3650mm.
- The proposed rearward projection along the first floor rear elevation has been pulled in and would not exceed 1500mm; and it has been stepped further away from the common shared boundary with no.301 New Bank Street to achieve a separation distance of approximately 2683mm.

The revised proposed two storey side extension, and part single, part two storey rear extension would be set-back 1000mm along the front elevation, whilst retaining a separation distance of 1000mm from the common shared boundary to allow for access to the rear of the application site. The proposed width along the front elevation would measure approximately 2500mm.

Along the ground floor, the extension would then project along the side boundary of the original dwellinghouse, and beyond the rear building line, and into the rear garden approximately 3650mm, then come forward of the common shared boundary with no. 301 New Bank Street to achieve a proposed width of approximately 7635mm, whilst leaving a small gap of approximately 302mm from this boundary. The extension would have a lean-to pitched roof design with 3no. windows along the rear roof elevation, 1no. window along the front elevation, 2no. windows along the ground floor side elevation, 2no. doors and 1no. window along the ground floor rear elevation.

Along the first floor, the extension would project along the side boundary of the original dwellinghouse, and beyond the rear building line, and into the rear garden approximately 1500mm, then come forward of the common shared boundary with no. 301 New Bank Street to achieve a proposed width of approximately 4935mm, whilst maintaining a separation distance of approximately 2683mm from this boundary. It would incorporate a hip-roof design, including 1no. window along the front elevation, 2no. windows along the rear elevation.

In terms of external facing materials, it is intended to use matching materials.

Consultations & Notification Responses

1. Local residents/public opinion

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:

- 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.

- 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

Following negotiations, the initially submitted plans have been slightly revised in the interest of residential amenity, (dated 25/08/2022 and 03/10/2022)

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 (two storey side extension, and part single, part two storey rear extension) - In light of the pre-existing contextual relationship along the side and rear boundaries, and given the revisions to the initially submitted plan, (dated 25/08/2022 and 03/10/2022), and due to the fact that the proposal would be contained within the existing curtilage of the application site, and as a result of the revised plans the issues of massing and privacy impact have been mitigated; on balance, it is considered that the proposal would not have an undue impact along the streetscene or neighbouring houses, specifically those at nos. 301 New Bank Street and no. 1 Chalcombe Grange, and therefore, subject to planning conditions, it is considered that the proposed extension could be accommodated in this location in this instance. It is recommended that given the pre-existing contextual relationship along the side and rear boundaries, and the proposed depth of rear garden that would be retained, further conditions are attached requiring that no outbuildings, sheds or extensions shall be erected without the express consent of the City Council as the Local Planning Authority to safeguard residential amenity; including an obscure glazing condition in relation to the proposed 2no. side facing windows adjacent to the retained side access.

Impact of works (Design and appearance) - The design would reflect the characteristics of development in the area, and in terms of proposed materials, it is intended to use external facing materials in keeping with the original house which are considered to be acceptable in design terms, although a condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking) - It has been demonstrated that one off-street car parking space, approximately (depth 6.1 metres), which is in line with Manchester City Council's minimum standard can be retained, which is considered acceptable.

Impact of works (Waste Management) - The existing arrangement would be in-part unaffected. It is proposed to retain a 1000mm wide side access along the side elevation. Wheeled bins can still be stored within curtilage, screened behind the existing boundary treatment, which is considered acceptable to safeguard visual amenity.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised 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

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, following negotiations, the initially submitted plan has been revised in the interest of residential amenity, (dated 25/08/2022 and 03/10/2022), and the title description of the proposed works subsequently amend to reflect the proposed changes. 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 with application site edged in red, received by the City Council as the Local Planning Authority on 16 June 2022.
- Existing Floor Plans, Drawing Number 11-22 NB100, received by the City Council as the Local Planning Authority on 16 June 2022.
- Existing Elevations, Drawing Number 11-22 NB101, received by the City Council as the Local Planning Authority on 16 June 2022.
- Proposed Floor Plans, Drawing Number 11-22 NB102, Rev C, received by the City Council as the Local Planning Authority on 03 October 2022.
- Proposed Elevations, Drawing Number 11-22 NB103, Rev B, received by the City Council as the Local Planning Authority on 25 August 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 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 policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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 outbuildings, sheds or extensions shall be erected without the express consent of the City Council as the Local Planning Authority.

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

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 development hereby approved other than those stated on: Proposed Floor Plans, Drawing Number 11-22 NB102, Rev C, received by the City Council as the Local Planning Authority on 03 October 2022, and Proposed Elevations, Drawing Number 11-22 NB103, Rev B, received by the City Council as the Local Planning Authority on 25 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 of the Core Strategy for the City of Manchester.

6) Before first occupation of the development thereby approved, the two proposed windows along the ground floor side elevation - to serve the rooms annotated as ("UTILITY" and "EN-SUITE SHOWER OR STORE"), and as shown on: Proposed Floor Plans, Drawing Number 11-22 NB102, Rev C, received by the City Council as the Local Planning Authority on 03 October 2022, and Proposed Elevations, Drawing Number 11-22 NB103, Rev B, received by the City Council as the Local Planning Authority on 25 August 2022, shall both 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 interests of privacy, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) 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

1 Chalcombe Grange, Manchester, M12 4HQ
301 New Bank Street, Manchester, M12 4HW

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA