

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134215/FH/2022

Date registered valid: 27 July 2022

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

Address: 21 South Street, Longsight, Manchester, M12 4PN

Ward(s): Ardwick Ward

Applicant: Mr Mohammed Fiaz, 21 South Street, Longsight, Manchester, M12 4PN

Agent (if any): M Farooq, Building Design Services, 6 Stock Close, Rochdale, OL12 6BB

Case officer: Adam Mitchell
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Recommendation: APPROVE

Date of recommendation: 15.09.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25.08.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 August 2022 Expired: 23 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application property relates to a 1960s end-terraced dwelling within Ardwick ward, which lies within a predominantly residential area of properties of similar type and of traditional turn of the 20th century semi-detached housing on its east side. The application site benefits from amenity space to the front and rear and boundary screening. There are resident's car parking spaces along South Street.

Description of development

The application seeks planning permission for the erection of a single storey rear extension to form additional living accommodation. The agent was advised early on in the planning process surrounding concerns relating to the overly large footprint of the extension which would fail to comply with policy DC1 of the Saved Unitary Development Plan. Revised drawings were received (email dated 30 August) that address the above concerns. The proposed rear extension accommodates an additional bedroom including one rear and side facing elevation window and two side facing doors. The revised extension would have approx. dimensions of Height 3.3m/(at the eaves) 2.5m x Width 4m x Depth 3.6m. The extension would protrude in a sideways direction past the rear elevation by 0.6 metres. The extension would be sited approx. 1metre and 2.5 metres away from the shared boundaries.

Consultations & Notification Responses

Local residents were notified however no responses were received.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The **National Planning Policy Framework** sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality 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.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) 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 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

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- 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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed development is a single storey rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

The revised proposed rear extension would be positioned off the existing rear elevation and would have a rearward projection of 3.6metres. The neighbouring property that could potentially have the most harmful impacts as a consequence of the extension is 23 South Street. The extension would be positioned approx. 1 metre away from the shared boundary with 23 South Street. Given the distance to the shared boundary and the existing boundary treatment, it is deemed that the extension would not create an overbearing impact upon the shared boundary. Due to the orientation of the properties, it is considered that no overshadowing implications would be present. It should be noted that the proposed extension does include two side facing elevation doors situated on the southern and northern walls, however given the boundary treatment and distance to the respective boundary lines it is deemed that overlooking and loss of privacy implications would not be significant. A condition shall be applied to any approval regarding no further windows and doors along the proposed extension.

The proposal would protrude in a sideways projection past the rear elevation by 0.6 meters however given the existing large masonry wall acting as the front boundary treatment the extension would be well hidden from South Street and would not form an overpowering or incongruous feature within the streetscene. The proposed development would allow for amenity space to be retained along the front, side and rear of the application site.

Overall the proposed extension is considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UPD policy DC1.

Waste Management

There is sufficient land to the rear of the property to store the bins without causing any additional residential amenity.

Car Parking

The current car parking arrangements would not be affected by this proposal.

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/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must not begun not later than the expiration date of three years beginning with the date of 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 documents and drawings:

Drawing: Proposed Elevation stamped as received by the City Council, as Local Planning Authority on 30 August 2022

Drawing: Location Plan stamped as received by the City Council, as Local Planning Authority on 29 June 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 to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason- To ensure 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 DC1.1, DC1.2 and DC1.4 of the 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings Drawing: Proposed Elevation stamped as received by the City Council, as Local Planning Authority on 30 August 2022

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 Core Strategy for City of Manchester.

Appendix 1 – List of consultees & neighbours notified

96 South Street, Longsight, Manchester, M12 4DT
104 South Street, Longsight, Manchester, M12 4DT
19 South Street, Longsight, Manchester, M12 4PN
17 South Street, Longsight, Manchester, M12 4PN
15 South Street, Longsight, Manchester, M12 4PN
6 Lucien Close, Manchester, M12 4WR
23 South Street, Longsight, Manchester, M12 4PN
102 South Street, Longsight, Manchester, M12 4DT
10 Lucien Close, Manchester, M12 4WR
8 Lucien Close, Manchester, M12 4WR
3 Lucien Close, Manchester, M12 4WR
1 Lucien Close, Manchester, M12 4WR
25 South Street, Longsight, Manchester, M12 4PN
98 South Street, Longsight, Manchester, M12 4DT
100 South Street, Longsight, Manchester, M12 4DT

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
Area Team Boundary - Name: NORTH AREA