

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133991/FH/2022

Date registered valid: 3 August 2022

Proposal: Conversion of two dwellinghouses (nos.6 and 8) into one single dwelling together with the erection of a single storey rear extension to both properties

Address: 6 And 8 Appleton Street, Manchester, M8 0BT

Ward(s): Cheetham Ward

Applicant: Mr Imran Ali, 6 Appleton Street, Manchester, M8 0BT

Agent (if any): Mr Belal Rashid, BRTA, Limited Office, 12, Falcon Business Centre, Victoria Street, Oldham, OL9 0HB

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 September 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 August 2022

Standard consultations:

Printed: 9 August 2022 Expired: 30 August 2022

Neighbour notifications

Printed: 9 August 2022 Expired: 30 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: No

Tree Preservation Order: No

The application site relates to two x two storey terraced properties no 6 and 8 Appleton Street. The application site is situated in the Cheetham Hill Ward of Manchester.

Description of area

The area is a traditional residential area which contains a mixture of different housing stock. The application is a modern development.

Description of development

The applicant is seeking to convert two dwellings into one and erect a single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents/public opinion - No objections, comments or representations in support of the application have been received.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 - Spatial Principles

DM1 - Development Management 1

The relevant UDP policies for this application are:

DC 1.1 - 1.6 - Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF)

The Principle - The application seeks to turn the property into one larger family dwelling which is welcomed as there is still a requirement for family housing in the area.

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The single storey rear extension in principle is considered to acceptable subject to satisfactory impacts on residential and visual amenity, parking, and bin storage in accordance with the above development plan policies.

Residential and Visual Amenity - The proposed single storey rear extension would have a maximum rearward projection of 4 metres and a width of 8.4 metres.

The proposed extension poses minimum impact upon loss of light and overshadowing as the orientation of the extension is south facing. However due to the proposed size, scale and

height of the extension, there appears to be no significant issues relating to visual or residential amenity, overshadowing or loss of light on the adjacent properties.

Overall, the proposed extension is considered to be subservient to the existing property and therefore does not create any significant impact in terms of visual and residential amenity or within the local surrounding area.

The proposed extensions are in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

Refuse Storage - Bins are still capable of being stored at the side of the property.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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 and 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 applicant sought pre-application advice prior to the submission of the application. The scheme is considered to be in accordance with the guidance contained within saved policies of the Unitary Development Plan for the City of Manchester 1995 and the Core Strategy Development Plan Document 2012.

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:

A102 and the Location Plan, stamped as received on the 7 June 2022 and the Site Plan, stamped as received on the 27 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 building 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 plans.

Reason - In the interests of residential amenity 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.

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 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

17 Appleton Street, Manchester, M8 0BT
15 Appleton Street, Manchester, M8 0BT
12 Appleton Street, Manchester, M8 0BT
11 Appleton Street, Manchester, M8 0BT
10 Appleton Street, Manchester, M8 0BT
8 Appleton Street, Manchester, M8 0BT
7 Appleton Street, Manchester, M8 0BT
5 Appleton Street, Manchester, M8 0BT
9 Appleton Street, Manchester, M8 0BT
4 Appleton Street, Manchester, M8 0BT

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