

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133797/FH/2022

Date registered valid: 17 May 2022

Proposal: Erection of single storey extension to the rear of the existing property, to provide additional living accommodation, following demolition of existing single storey structure

Address: 6 Longford Place, Manchester, M14 5QR

Ward(s): Rusholme Ward

Applicant: Mrs Giovannina Anwar 6 Longford Place, Fallowfield, Manchester, M14 5QR

Agent (if any): Mr Shaun Stephenson Manchester Equipment and Adaptations Partnership (MCC) Unit 1 , 29 Poland Street, Ancoats, Manchester, M4 6AZ

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

Recommendation: Approve

Date of recommendation: 5 July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 June 2022

Standard consultations:

Printed: 23 May 2022 Expired: 13 June 2022

Neighbour notifications

Printed: 23 May 2022 Expired: 13 June 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 property relates to a 2 storey, bay-fronted semi-detached dwellinghouse in the predominantly residential area of Rusholme ward. The property benefits from amenity space along the front, and rear elevations. There is an existing single storey lean-to pitched-roof rear extension (annotated as shed), measuring approximately 1300mm metres depth x 2570mm width, which is flush with the existing side gable, whilst retaining a separation distance of approximately 3510mm from the common shared boundary with no.8 Longford Place. There is also a detached outbuilding within the rear garden which is significantly set-back from the rear building line of the application building. There is no defined common shared boundary treatment along the side elevation with no.4 Longford Place, but rather a gated shared access, approximately 1.8 metres high which appears to serve both properties. The application site has a long rear garden, measuring approximately 15 metres in depth.

Description of development

The submitted proposal relates to erection of single storey extension to the rear of the existing property, to provide additional living accommodation, following demolition of existing single storey structure.

The application benefits the needs of a disabled occupier residing at the property.

It is intended to demolish the existing single storey lean-to pitched-roof rear extension (annotated as shed) and erect a proposed single storey rear extension measuring approximately (length 3000mm x width 2400mm x maximum height 3465mm). The proposed extension would retain a separation distance of approximately 1260mm from the common shared boundary wall with no.8 Longford Place and approximately 2400mm from the gable end of the application building. The proposal would incorporate a lean-to pitched roof design with a window along the rear elevation. In terms of external facing materials, it is intended to use materials matching those of 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 representation were received.

2. Environmental Health

No comments on this occasion.

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. The following saved policies are still considered of relevance.

- Policy DC1 - Residential Extensions.
- 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 of development

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 (Erection of single storey extension to the rear of the existing property, to provide additional living accommodation, following demolition of existing single storey structure) - Given the existing contextual relationship with the existing rear elevation and side boundaries, the single storey nature of the proposed development and its siting within the rear garden, it is not considered that there would be a significant impact in terms of massing from the extension and therefore the proposal would not have an undue impact to neighbouring houses, specifically; nos. 4 and 8 Longford Place, and those properties along the rear elevation, along Daisy Bank Road. Furthermore, given the existing significant separation distance from those properties along the rear elevation, along Daisy Bank Road, and the proposed depth of rear garden that would still be retained, it is considered that the proposal could be accommodated in this location in this instance. In addition, proposed maximum rearward projection at 3000mm is in line with the guidance set out in saved policy DC1 regarding rearward extensions. It is however recommended that a condition is attached limiting any further windows and door openings, including an obscure glazing condition to be attached to the proposed window. This is considered necessary to safeguard residential amenity. For these reasons and on balance, the proposed extension is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing, overshadowing or loss of privacy impacts.

Impact of works (Design and appearance) - In terms of external facing materials, it is intended to use materials matching those of the existing house, which is considered acceptable in design terms. However, a condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 17 May 2022.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 17 May 2022.
- Assumed Drainage Layout Plan, received by the City Council as the Local Planning Authority on 17 May 2022.

- Existing Floor Plans, received by the City Council as the Local Planning Authority on 17 May 2022.
- Existing Elevations, received by the City Council as the Local Planning Authority on 17 May 2022.
- Existing and Proposed Floor Plans, received by the City Council as the Local Planning Authority on 17 May 2022.
- Proposed Floor Plans, received by the City Council as the Local Planning Authority on 17 May 2022.
- Proposed Elevations, received by the City Council as the Local Planning Authority on 17 May 2022.
- Proposed Sections and Notes, received by the City Council as the Local Planning Authority on 17 May 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 development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the application form and approved drawings.

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 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 development hereby approved other than those stated on: Existing and Proposed Floor Plans, Proposed Floor Plans, and Proposed Elevations, all received by the City Council as the Local Planning Authority on 17 May 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 along the rear elevation, and as shown on: Existing and Proposed Floor Plans, Proposed Floor Plans, and Proposed Elevations, all received by the City Council as the Local Planning Authority on 17 May 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

8 Longford Place, Manchester, M14 5QR
4 Longford Place, Manchester, M14 5QR
2 Longford Place, Manchester, M14 5QR
10 Longford Place, Manchester, M14 5QR
35 Daisy Bank Road, Manchester, M14 5GP
37 Daisy Bank Road, Manchester, M14 5GP
33 Daisy Bank Road, Manchester, M14 5GP

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