

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132816/FH/2022

Date registered valid: 19 April 2022

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

Address: 49 Metcombe Way, Manchester, M11 3BY

Ward(s): Ancoats & Beswick Ward

Applicant: Mrs Thufa Runa 49 Metcombe Way, Manchester, Manchester, M11 3BY

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: 21 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 May 2022

Standard consultations:

Printed: 22 April 2022 Expired: 13 May 2022

Neighbour notifications

Printed: 9 June 2022 Expired: 16 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 application relates to a modern, 2 storey, end-of-terrace dwellinghouse at the end of a short row of 3 houses within a predominantly residential area of Ancoats & Beswick ward. The site benefits from amenity space to the front side and rear, a front driveway, including a gated side access to the rear garden. There is no defined boundary treatment along the frontage, however the side and rear elevations comprise of timber frame fencing, approximately 1.8 metres high. The existing depth of rear garden is approximately 11.3 metres, and a minimum separation distance of approximately 18.7 metres (window to window) from those properties immediately behind the rear boundary, along Hartwell Close.

Description of development

The submitted proposal relates to erection of a single storey rear extension to form additional living accommodation.

Following negotiations, the initially submitted plan has been slightly revised in the interest of residential amenity, and revised plans subsequently submitted, (dated 08/06/2022). The

revised plan would comprise of a change to the roof configuration from a lean-to pitch to a shallow hipped design and the initially proposed rearward projection of 5300mm pulled in, to 5000mm.

The proposed single storey rear extension, approximately (length 5000mm x width 4420mm x maximum height 3540mm), would be flush with the side building line of the original dwellinghouse, and stepped away from the common shared boundary with no. 47 Metcombe Way approximately 137mm, leaving a small gap. The proposed maximum rearward projection would not exceed 5000mm. It would have a shallow hipped roof design, including French doors and 1x 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.

Following revised plans, neighbours were re-notified. No comments, objections or representation were received in this instance.

2. Environmental Health

Environmental Health recommend that construction hours are conditioned, but have no comments regarding ground conditions

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 for Residential Extensions is still considered of relevance.

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 plan has been slightly revised in the interest of residential amenity, (dated 08/06/2022). The revised plan would comprise of a change to the roof configuration from a lean-to pitch to a shallow hipped design and the initially proposed rearward projection of 5300mm has been reduced to 5000mm.

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 (single storey rear extension) - the existing contextual relationship to the surrounding dwellinghouses, the height of the boundary treatment to the rear garden, the single storey nature of the proposal, and that it would be contained within the existing curtilage of the application site, has been considered in conjunction with the revised roof design and reduction to the overall rearward projection of the proposed extension. On the basis of these factors 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 the neighbouring houses, specifically; nos. 47 and 51 Metcombe Way, and those properties along the rear elevation, along Hartwell Close.

Furthermore, given the existing significant separation distance from those properties along the rear elevation, along Hartwell Close, and the depth of rear garden that would be retained, it is considered that the proposal could be accommodated in this location in this instance, without give rising to significant impacts to residential amenity . In addition, although the revised proposed maximum rearward projection at 5000mm is (1350mm) in excess of the guidance set out in saved policy DC1 regarding rearward extensions, it is within the limitations for larger homes extension applications. It is however recommended that a condition is attached preventing the incorporation of any further windows and door openings. This is considered necessary to safeguard residential amenity given the siting of the proposed extension in relation to the side boundaries of the rear garden. 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 / Highways issues) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected. Refuse bins can still be stored within curtilage of the dwellinghouse, screened behind boundary treatment.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek 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 amenity in regard to the design of the roof and the rearward projection of the proposed extension. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan, the Core Strategy, the National Planning Policy Framework and all other material considerations. 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 01 February 2022.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 21 February 2022.
- Existing PLANS AND ELEVATIONS, Drawing No. 04-01-01 25-01-2022, received by the City Council as the Local Planning Authority on 21 February 2022.
- Existing & Proposed BUILDING BLOCKS, Drawing No. 04-01-03 27-01-2022, received by the City Council as the Local Planning Authority on 08 June 2022.
- Proposed PLANS AND ELEVATIONS, Drawing No. 11-01-02 25-01-2022, received by the City Council as the Local Planning Authority on 08 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 Manchester 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: Proposed Floor Plans and Elevations, and Sections, received by the City Council as the Local Planning Authority on 08 June 2022.

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

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 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. Construction/demolition works shall be confined to the following hours :

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Environmental Health

58 Metcombe Way, Manchester, M11 3BY
2 Overlinks Road, Manchester, M11 3DD
1 Overlinks Road, Manchester, M11 3DD
53 Metcombe Way, Manchester, M11 3BY
51 Metcombe Way, Manchester, M11 3BY
47 Metcombe Way, Manchester, M11 3BY
45 Metcombe Way, Manchester, M11 3BY
43 Metcombe Way, Manchester, M11 3BY
51 Hartwell Close, Manchester, M11 3TW
45 Hartwell Close, Manchester, M11 3TW
49 Hartwell Close, Manchester, M11 3TW
47 Hartwell Close, Manchester, M11 3TW

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH