

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133623/FH/2022

Date registered valid: 5 May 2022

Proposal: Erection of a part single/part two storey rear extension together with hip to gable roof conversion and installation of rear roof dormer to form additional living accommodation

Address: 14 Handforth Grove, Manchester, M13 0UH

Ward(s): Rusholme Ward

Applicant: Mr Juber Hussain, 14 Handforth Grove, Manchester, M13 0UH

Agent (if any): Mr Farhan Rama Archirama Ltd 3 Park Gate Avenue, Withington, Manchester, M20 3BZ

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17.06.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07 June 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 May 2022 Expired: 27 May 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

The property that is the subject of this householder planning application is a red brick semi-detached dwellinghouse at the head of a cul-de-sac. The property is identified as 14 Handforth Grove, it is located in the Rusholme ward of the City. The property has garden area to the front and rear, with pedestrian access taken off Handforth Grove. There is no vehicular access as the property relies upon on street parking. There is a gate on the side of the property that leads to the rear garden.

The front boundary comprises of an established hedge, with the rear a concrete post and timber panel fence.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties of a similar age and size to the proposal site. Many have been extended including the other half of the semi 16 Handforth Grove.

Description of development

The proposal is for a hip to gable roof, with a rear dormer extension, together with a part single, part 2 storey rear extension to create additional living accommodation. There are 2 Velux rooflights proposed in the roof slope to the front elevation, however these do not require planning permission. The materials to be used would match those of the existing house.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

Core Strategy - The 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.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o 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.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o 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 the original buildings);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle of the Proposal - The principle of the proposal is acceptable it is extending a residential property in an established residential area to be used as additional living accommodation.

Residential Amenity - The proposed single storey element to the rear is staggered with the ground floor set in slightly of the common boundary with number 16 Handforth Grove. The single storey elements have a flat roof. At its least projection it is 4.0 metres then increasing to 5.0 metres, the first floor sits above this however only projects 3.0 metres from the rear it has a hipped roof. It does not take the property any closer to the boundary with number 12 Handforth Grove than the existing property. There is a dormer extension proposed within the rear roof slope with a Juliet balcony. There would be no greater view afforded from the Juliet balcony than a normal openable window in that elevation.

The existing roof line is proposed to go from a hip to gable with two Velux type rooflights within the front roof slope. There are no windows proposed in the side elevations, with windows proposed in the rear looking over the applicants own garden area. it is not anticipated that the proposed development will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties including loss of privacy, light or overshadowing, with the rearward projection of the first- floor extension being modest in size. and set much lower than the height of the original roof on the property.

Visual Amenity- Only the hip to gable changes would be readily viewed within the street scene, the other extensions being on the rear elevation and not viewed from Handforth Grove. As such the proposals do not result in a detrimental impact upon the character of the property nor the area within which it is located.

Design - The design of the extension is acceptable, the materials used would match those of the existing property, and even though the extensions provide a good -sized additional footprint, the siting of the proposed additions to the property retain subservience and appear as modest additions. Whilst the majority of rooflines on Handforth Grove are hipped, there are properties that have gable ends within the vicinity, and as such it is not an alien design feature and would not adversely impact upon residential amenity.

Bins - There is no change to the storage of the refuse bins.

Parking - is not affect by this proposal being reliant upon on street parking pre development, as post development.

Conclusion - It is considered that the proposal is in accordance with both national and local policies.

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 case no significant issues have arisen during the consideration of this application and the application has been determined in a timely manner and in line with both national and local policies. Appropriate conditions have been attached to the permission granted.

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:

PL01- Proposed Floor Plans and Elevations received 26th April 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, including the mortar and patching in.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester

and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

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: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

16 Handforth Grove, Manchester, M13 0UH
15 Handforth Grove, Manchester, M13 0UH
149 Birchfields Road, Manchester, M14 6PJ
151 Birchfields Road, Manchester, M14 6PJ
11A Handforth Grove, Manchester, M13 0UH
12 Handforth Grove, Manchester, M13 0UH
11 Handforth Grove, Manchester, M13 0UH

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