

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132174/FO/2021

Date registered valid: 8 December 2021

Proposal: Erection of part single, part two storey rear extension to provide additional living accommodation, together with elevational alterations including the application of external insulation and render, new windows and side door.

Address: 1 Kathleen Grove, Manchester, M14 5GY

Ward(s): Rusholme Ward

Applicant: Mark Percival, Architecture:M Ltd, 1 Kathleen Grove, Manchester, M14 5GY

Agent (if any): Mark Percival, Architecture:M, Moravian College, 14 Fairfield Square, Manchester , M43 6AD

Case officer: Constance Phillips
Tel: 0161 234 5792
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Recommendation: Approve

Date of recommendation: 16 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor

Date of site visit: 26th January 2022

Standard consultations: Printed: 15 December 2021 Expired: 5 January 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey end-terrace C3 dwellinghouse of red brick with a slate gable roof and original two storey rear outrigger. The plot includes a small walled yard to the rear, whilst the front and side elevations back onto the public footpaths of Kathleen Grove and Stanley Avenue respectively. The design and access statement sets out that the property is currently in use as a two bedroom dwelling.

Description of area

Kathleen Grove and Stanley Avenue are short residential streets of terraced dwellinghouses within Rusholme, close to the district centre and Platt Fields Park.

Description of development

The applicant is seeking permission to build a part single part two storey rear extension to provide additional living accommodation, along with the application of external insulation and render and minor elevational alterations.

Planning history: Previously an application for a larger extension and grey render (129048/FH/2021) was withdrawn, following failed negotiations.

Consultations & Notification Responses

Local residents, as per appendix 1 (twice) – No comments were received in relation to either notification.

Highway Services – No objection to the application of external insulation and render given the small (7cm) projection onto the public footpath.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

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

Issues

Principle – The principle of building a part single, part two storey rear extension to provide additional living space for a family dwellinghouse is considered acceptable given the provisions of policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The extension would be sited at the rear of the house, projecting 0.3m beyond existing at ground floor and 1.23m at first floor, spanning the width of the property at 4.5m. The single storey element would have a maximum height of 3.5m and over the first floor the eaves would be 0.58m lower than existing with a maximum height of 6.1m, in line with the existing eaves. The roof would be mono-pitched to match existing, forming a continuous plane. Although policy DC1 does not normally permit full-width first floor extensions for terraced houses, both the ground and first floor projections accord with the depth stipulated within policy DC1 (not exceeding 3.65m) and the small projection (1.23m) coupled with the low roof height and orientation ensure the works are not overly bulky or overbearing. Originally the applicant wished to build a two storey extension which would have occupied the entire remaining curtilage but this was deemed excessive and would have had impacts upon both visual and residential amenity, therefore negotiations took place to reduce the scale of the works. The siting scale and massing of the revised proposal is considered acceptable in this situation, pursuant to policies DC1 and DM1.

Appearance and visual amenity – The single storey element would feature a mono-pitched roof whilst the first floor would continue the main rear slope, with two rooflights to the original rear for a loft bedroom. All the windows would be replaced with grey uPVC and both the rear door and yard gate would be relocated to the side elevation, opening onto Stanley Avenue, apparently for security reasons following several break-ins. Two new windows are proposed for first and second floor within the side elevation (one to be reinstated as it is currently bricked-up) along with two small kitchen windows in the ground floor extension. The extension and existing

elevations would be clad in external insulation and coated in a red render to match the colour of the original brickwork, at an overall thickness of 7cm. The previous withdrawn application featured grey render but this was deemed incongruous given the uniform nature of these red brick terraces. The revised red render is considered acceptable, given it would not be overly noticeable from a distance and the desire to increase the thermal efficiency of an older property is understood. The property is located on a highly visible corner plot, therefore all works will be visible to a degree from the public highway, however, the house is not listed nor located within a conservation area and it is considered that the revised scheme is sufficiently in-keeping with the area. Hence, the design is not considered to significantly harm the character of the house or wider area.

Residential amenity – The proposed side-facing windows at first and second floor have been shown as obscurely glazed to protect the privacy of occupiers of the houses opposite on Stanley Avenue. The adjoining neighbour, No.3, does not have a rear extension and therefore will lose some early morning light to their rear windows and yard, however this is not deemed significant given the amount of sunlight they will still receive from mid-morning through to mid-late afternoon given the south-easterly orientation of the rear elevations. The 1.23m projection at first floor is not considered to form an overbearing feature given it's relatively small depth and height. In addition to this, no comments or objections were received from local residents.

Conclusion – The revised proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and received no objections. It is not considered that it would significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers, hence the proposal is deemed acceptable and development may commence in accordance with the approved drawings and the following conditions.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Problems have

arisen during the consideration of this application and the officer negotiated with the applicant in order to come to an acceptable scheme.

Condition(s) to be attached to decision for approval

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 drawings numbered '201 E', '202 E', '203 F', '204 E', '210 E', '2011 E', '212 E' and '213 E', stamped as received by the City Council as Local Planning Authority on the 23rd May 2022.

Reason - To ensure 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 specified on the revised elevational drawings (210 E, 211 E, 212 E and 213 E) including red render to match the colour of the original brickwork.

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) Before first occupation the first and second floor windows in the side elevation, facing Stanley Avenue, shall be obscure 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 - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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 other purpose other than the purpose 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

3 Kathleen Grove, Manchester, M14 5GY
37 Stanley Avenue, Manchester, M14 5HD
33 Stanley Avenue, Manchester, M14 5HD

TA Centre, Norman Road, Manchester, M14 5LH
35 Stanley Avenue, Manchester, M14 5HD
39 Stanley Avenue, Manchester, M14 5HD
32 Stanley Avenue, Manchester, M14 5HB

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
Susceptible to Surf Water Flood (Less)
Area Team Boundary - Name: SOUTH