

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132942/FH/2022

Date registered valid: 14 February 2022

Proposal: Erection of a single storey outbuilding to rear garden

Address: 13 Redcliffe Drive, Manchester, M4 7BS

Ward(s): Ancoats & Beswick Ward

Applicant: Mr McNee 13 Redcliffe Drive, Manchester, M4 7BS

Agent (if any): Mr G Sutcliffe Artech Design 28 Wheatfield, Leyland, PR26 7AD

Case officer: Katie
Tel: 0161 234 Raw
Email: katie.raw@manchester.gov.uk 4164

Recommendation: Approve

Date of recommendation: 19 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 March 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 April 2022 Expired: 15 April 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 area

The application site relates to 13 Redcliffe Drive within the Ancoats and Beswick ward of north Manchester. It is a semi-detached, 2 storey, red brick property within a new build estate. Boundary treatment around the rear of the property consists of wooden fences and to the eastern boundary a low wall with wooden fences on top.

Description of development

The submitted application seeks planning permission for the erection of a single storey outbuilding to rear garden.

The outbuilding would have approximate dimensions of Height: 2.5 (to the highest point) x Length: 5.2 x Width: 7.3 metres. The outbuilding would be positioned close to the rear of the garden but would be sited 1 metre from the neighbouring property no.11 Redcliffe Drive, 2.05 metres from the rear boundary line (at the furthest point) and approximately 0.6 metres from the eastern boundary wall.

The outbuilding would include the insertion of sliding doors within the front elevation. As confirmed by the applicant, the outbuilding would be used as a garden room.

Materials to be used include cedar board cladding to the front elevation and uracell 'coastline' anthracite boarding to the remaining 3 elevations, a fibre glass roof and 'anthracite' UPVC door.

Drawings were amended during the course of the application. The footprint of the outbuilding has been reduced and the outbuilding is moved further from the shared rear boundary fence with no.11 Redcliffe Drive. The amended scheme differs to the current outbuilding on site.

Planning history

CDN/20/0415- Land Of Woodward Street

Discharge of conditions 3 (materials), 4 (construction management plan), 5 (drainage), 9 (contaminated land part a) 26 (lighting) and 27 (works near the canal) attached to planning permission referenced 123887/FO/2019.

Approved 10 February 2022.

126727/JO/2020- Land Of Woodward Street

Variation of condition 2 (Specified Plans) attached to planning permission referenced 123887/FO/2019 to allow repositioning of plots 7-13 and elevational alterations involving changes to the windows of house types Lexington and Easton.

Approved 10 February 2022.

123887/FO/2019- Land Off Woodward Street

Erection of 37 dwellinghouses with a mix of two and three storey semi-detached / terraced properties with associated road access, parking and landscaping.

Approved 11 November 2019.

This permission was subject to conditions including the following:

21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions outbuildings or front boundary treatments shall be erected other than those expressly authorised by this permission.

Reason - To secure a satisfactory development and in the interest of residential and visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

080520/FO/2006/N1- Land Forming The Miles Platting Neighbourhood As Bounded By New Allen St, Livesey St, Oldham Rd, Sawley Rd, Varley St, James St, Lwr Vickers St, Danson St, Iron St, Rear Of Kenwin St, Bradford Rd, Old Mill St

Full Application for the re-development of the Miles Platting Neighbourhood area, comprising the erection of 11 new dwellinghouses (4 on Sawley Road, 2 on Bradford Road and 5 on Chippenham Road (following demolition)), part 2/3 storey extension to Butler Court to provide 20 additional apartments for the elderly, external alterations to 7 existing high rise blocks (Alburn, Nelson, Queensbury, Butler, Landos, Gunson and Naylor Courts), new boundary treatments to all domestic properties, physical upgrading of 1548 houses and apartments, conversion of 22 apartments at Millhead Avenue and Manstead Walk to form 11 family houses, and removal of 65 apartments from existing high rise blocks to form larger residential units, environmental and public realm works including the provision of 6 pocket parks (following demolition); and the carrying out of associated highway improvements throughout the area.

Approved 26 October 2006.

079633/OO/2006/N1- Land Bounded By New Allen St/Oldham Rd To North West, Sawley Rd/Varley St To Saxon St To North & North East, Bradford Rd/Ashton Canal & Old Mill St To South & East, Weybridge Rd/Wadeford Cl/Butler St & Oakford Ave To West

OUTLINE APPLICATION for the re-development of the Miles Platting neighbourhood area, comprising the erection of a maximum of 1443 no. residential dwellings comprising a maximum of 875 no. houses and 568 no. apartments and means of access. Demolition of 278 residential properties and 28 areas of commercial properties/community facilities. Refurbishment works to 1757 retained houses and apartments. Erection of a maximum of 6935 sq. metres (gross) commercial and community facilities (Classes A1,A2,A3,A4,A5,D1 and D2) on Oldham Road/Varley Street. Erection of a maximum 600 sq. metres (gross) inter-denominational community facility floorspace adjacent to Rochdale Canal (Class D1). Provision of a maximum area of 0.74 hectares for education-related Class D1 use to south-east of St. Marks School. Provision of 2.64 hectares public open space including canal-side walkway and informal amenity areas. Provision of new and refurbished highway network and associated parking. Approved 5 September 2006.

Consultations & Notification Responses

Local residents

An objection was received from a local neighbour during the formal consultation process which detailed concerns regarding overlooking, loss of light or overshadowing, levels of activity and noise, parking and visual amenity, appearance and scale, layout and density.

Environmental Health

Although not directly consulted, Environmental Health raised queries about how the floor was constructed to understand the risks in terms of ground gas. The agent provided a construction drawing and Environmental Health raised no comments from a contaminated land point of view.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural

resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which states 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 the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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 sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;

- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. 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 original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

ISSUES

Principle of development

The proposed development is for the erection of a single storey outbuilding to rear garden. This is considered acceptable in principle as many people prefer to alter homes and erect outbuildings than move, in order to meet the changing residential needs of families. Consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential/ Visual Amenity

The outbuilding would be positioned 1 metre from the boundary with no.11 Redcliffe Drive, approximately 0.6 metres from the eastern boundary wall, and 2.5 metres from the rear boundary. No.11 Redcliffe Drive would be primarily affected by this proposal. Amended drawings have created an increased distance from the shared boundary with no.11 Redcliffe Drive. As such, visual implications have been minimised.

Although it is acknowledged that the outbuilding does appear large in the rear garden, the property still benefits from amenity space to the side and rear of the property. The height of the outbuilding has been confirmed at 2.5 metres

Due to the orientation of the property and since the outbuilding is 1 metre from the shared boundary, the outbuilding should not give rise to any overshadowing or loss of light implications. One sliding door is to be inserted in the front elevation of the outbuilding. As the view from the door is to the rear of the applicant property, and no additional windows or doors are to be inserted, the proposal should not give rise to any overlooking or privacy implications. A

condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

The property to the rear of the applicant property may feel the increased built form from the proposal. However, since the amenity space to the side of no.15 is used as a driveway, the neighbouring property should not experience any adverse visual/residential implications.

Design and Appearance

The outbuilding is typical of a shed type structure found in many gardens in the area. The materials used are again typical of shed type structures and a materials condition would be attached to any approval granted to ensure the materials listed are used.

Although the outbuilding would take up a large amount of the rear amenity space, ongoing discussions have taken place between the agent to reduce the footprint of the outbuilding and reduce the impact to no.11 Redcliffe Drive. The height of the outbuilding at 2.5 metres is considered acceptable and is the maximum height acceptable if the outbuilding was assessed through the route of Permitted Development.

Car parking

Off-street car parking would be unaffected by this proposal.

Bin storage

Bin storage would be unaffected by this proposal.

Conclusion

On balance the revised scheme provides the applicant with a habitable outbuilding at the same time as addressing resident concerns and reducing the impact of visual/residential amenity.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner by requesting further information relating to the scheme.

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 documents and drawings:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council, as Local Planning Authority, on 14 February 2022.

- Drawing- Proposed- Plans and Elevations, stamped as received by the City Council, as Local Planning Authority, on 6 April 2022.

- Drawing- Location Plan, stamped as received by the City Council, as Local Planning Authority, on 14 February 2022.

- Supporting Information- Slab Construction, stamped as received by the City Council, as Local Planning Authority, on 15 March 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) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used on the external surfaces of the extension hereby permitted shall be implemented in accordance with the approved details as set out in the documents and drawings specified in Condition 2 of this approval.

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, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) The detached outbuilding hereby approved shall only be used as ancillary accommodation in connection with the existing residential property 13 Redcliffe Drive and for no other purpose.

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

Appendix 1 – List of consultees & neighbours notified

15 Redcliffe Drive, Manchester, M4 7BS

11 Redcliffe Drive, Manchester, M4 7BS

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: NORTH1