

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 132481/FH/2021

**Date registered valid:** 13 December 2021

**Proposal:** Erection of a single storey rear conservatory to form additional living accommodation following demolition of existing conservatory

**Address:** 12 Cranleigh Drive, Manchester, M33 3PL

**Ward(s):** Brooklands Ward

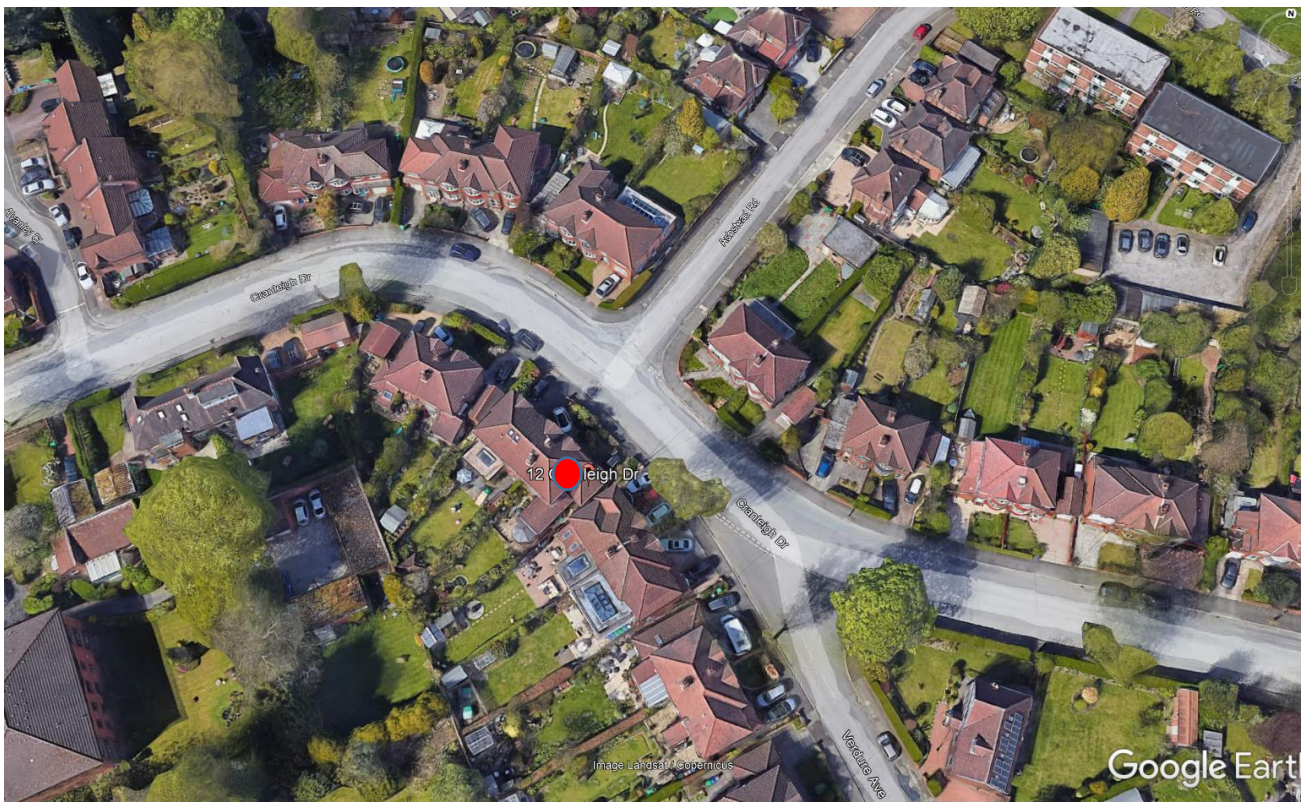
**Applicant:** Mr King 12 Cranleigh Drive, Manchester, M33 3PL

**Agent (if any):** Mr Steve Joyce A J Design Limited 78 Caldys Road, Wilmslow, SK9 3BY

**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 7<sup>th</sup> February 2022



## **Application details**

|                                         |                                                    |
|-----------------------------------------|----------------------------------------------------|
| <b>Type of application:</b>             | Full Householder Application                       |
| <b>Development type:</b>                | Householder                                        |
| <b>Date of site visit:</b>              |                                                    |
| <b>Standard consultations:</b>          | No consultations have been printed and sent.       |
| <b>Neighbour notifications</b>          | Printed: 20 December 2021 Expired: 10 January 2022 |
| <b>Site notice</b>                      | No site notice has been produced                   |
| <b>Press advert</b>                     | No press advert had been published                 |
| <b>Departure from Development Plan:</b> | No                                                 |
| <b>Environmental Statement:</b>         | Not required                                       |

## **Description of site/building**

The site relates to a two storey semi detached property in the Brooklands ward area of Manchester. An attached garage is located on the side with a single storey rear extension with conservatory on the end of the extension. The property feature a hipped roof which is a predominantly design seen throughout the area.



|                                 |                |
|---------------------------------|----------------|
| <b>Listed building:</b>         | Not applicable |
| <b>Conservation area:</b>       | Not applicable |
| <b>Tree Preservation Order:</b> | Not applicable |

## **Description of area**

The area is predominantly residential in nature

## **Description of development**

The applicant is proposing the erection of a single storey rear conservatory to form additional living accommodation following demolition of existing conservatory.

## **Consultations & Notification Responses**

**Local residents**, as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments have been received in respect of this application.

## **Policy and Issues**

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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

### Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

### History

There have been no previous planning applications relating to this site.

### Residential Amenity

The applicant is proposing the erection of a single storey rear conservatory to form additional living accommodation following demolition of existing conservatory.

The site has an existing single storey rear extension with conservatory attached. Following demolition, the applicant proposes to erect a conservatory measuring 2.750m in projection to a width of 1.220m and an overall height of 3.300m. The size of the conservatory remains unchanged although the changes would relate to the shape of the conservatory.

A gap would be retained to no. 14 Cranleigh Drive as the proposal would not project beyond the side wall of the extension.

Although the overall projection together with the existing extension exceeds City Council's saved Policy DC1 of 3.65 metres, there has been no objection from the adjoining properties. Additionally, given the existing boundary treatment, it is not considered that the conservatory would provide any overlooking or loss of privacy to neighbouring properties on either side that would differ from the existing situation. On balance, the conservatory is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Overall, It is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

#### Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

#### Design and appearance

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to glazing as specified in the application form.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

#### Parking

Current car parking arrangements are unaffected by this proposal.

#### Bins

Bin storage is unaffected by this proposal.

#### Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

#### **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**

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application

### **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:

Received on 13th December 2021 numbered DG02 Proposed Plans

Received on 13th December 2021 numbered DG04 Proposed Elevations

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 hereby permitted shall match those as specified on the application form in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.



## **Appendix 1 – List of consultees & neighbours notified**

14 Cranleigh Drive, Manchester, M33 3PL

10 Cranleigh Drive, Manchester, M33 3PL

Flat 8, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

Flat 9, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

Flat 7, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

Flat 6, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

Flat 5, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

Flat 4, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

Flat 3, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

Flat 2, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

Flat 12, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

Flat 11, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

Flat 10, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

Flat 1, Massey House, 181 Brooklands Road, Brooklands, Manchester, M33 3PJ

17 Cranleigh Drive, Manchester, M33 3PN

15 Cranleigh Drive, Manchester, M33 3PN

## **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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH