

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132402/FH/2021

Date registered valid: 8 December 2021

Proposal: Erection of a single storey rear extension and first floor roof extension in association with the conversion of the existing garage into a granny annexe and gym/storage area (re-submission of application no. 130343/FH/2021)

Address: Bollinbrook, Sunbank Lane, Manchester, WA15 0PY

Ward(s): Woodhouse Park Ward

Applicant: Mrs Helen Aslim, Bollinbrook, Sunbank Lane, Manchester, WA15 0PY

Agent (if any): Mr Rashid Mehmood I. Planning Services, 6B Cook Street, Bury, BL9 0RP

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

Recommendation: Approve

Date of recommendation: 04.04.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23.12.2021

Standard consultations:

Printed: 15 December 2021 Expired: 5 January 2022

Neighbour notifications

Printed: 15 December 2021 Expired: 5 January 2022

Site notice

Posted: 23 December 2021 Expired: 13 January 2022

Press advert

Published: 21 December 2021 Expired: 11 January 2022

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 2 storey rendered large detached property with outbuildings. It is located on a very large plot on Sunbank Lane in the Woodhouse Park ward of the City. The building to be extended and converted is currently a garage / store area. It is located to the far north eastern edge of the site. It is the last property at the end of Sunbank Lane.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The remainder of the area comprises of a few detached properties to the south of the site and Greenbelt land, with a wooded area to the rear.

Description of development

The current proposal is a resubmission of application 130343/FH/2021 which was approved 26th October 2021. The current application proposes a modest increase in the footprint of the development previously approved.

The proposal is for the conversion of the existing garage together with the erection of a part single part first floor extension and dormer extensions to both the south east and north west elevations. There are 2 small dormer windows within the roof slope of the elevation to the north west. The accommodation is to be used in association with the main dwellinghouse and will be lived in by a relative. The accommodation created would be an open plan kitchen / living room

with a conservatory and laundry to the front with a gym, bathroom and storage to the rear. The first floor would house the bedroom and an en-suite bathroom.

Consultations & Notification Responses

Local Residents were informed- no objections have been received, one letter states no objections and supports the application.

Highways- Given that the proposed development will only result in one residential unit, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise. The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street.

Neighbourhoods Arborist- no objection to the proposed development. All work must be carried out in accordance with BS:5837. We would expect to see adequate tree protection fencing erected and any excavation with a trees root system must be done using hand dig methods.

Ecology- Following confirmation that the tree to be removed is a black poplar hybrid, and, in relation to the bat information confirming that the tree would have low potential to support roosting bats there is no objection to its removal. A replacement tree should be provided to ensure no net loss of tree cover in the area. In addition, a condition in relation to timing of works in relation to nesting birds should also be attached to any consent granted.

Manchester Airport- No objections subject to the attachment of appropriate conditions and informatives.

Ringway Parish Council- No objections to the proposal Ringway Parish Councillors give the above planning application their full backing.

Policies

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.

Policy EN 13 Green Belt

The extent of Green Belt in Manchester will be amended in the vicinity of Manchester Airport, in accordance with policy MA1. Otherwise, there are no amendments to the Green Belt boundary to be effected through the Core Strategy. This does not preclude further consideration of sites currently within the Green Belt through subsequent Development Plan Documents.

There are limited tracts of Manchester which are within the Green Belt. The most significant component of Manchester's Green Belt includes Manchester Airport and land around it.

The Core Strategy's approach to the growth of Manchester Airport amends the Green Belt boundary to accommodate this growth. Beyond this issue, the Council believes that the delivery of its vision and objectives can be achieved without further amendment to the Green Belt. However, the Core Strategy considers development in a broad sense. This framework, along with other national policy, should inform subsequent policies within the Local Development Framework and decisions on planning applications, but it should not be taken that developments not specifically mentioned are inappropriate.

Policy EN 15 Biodiversity and Geological Conservation

The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- o sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);
- o other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7 LNRs;
- o priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP); protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP); sites that are recognised for their geological importance; the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

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.

Issues

Principle of the Proposal - The principle of the proposal is acceptable in that the applicant proposes to use the converted building as additional living accommodation to be used in association with the existing house and given the previous application (130343/FH/2021), which was approved 26th October 2021. It will be providing a granny annexe enabling use by an elderly family member whilst still maintaining an element of independence. It will have the same address as the existing property and would not be used as a separate residential unit.

Green Belt - The proposal falls within the Green Belt boundaries and as such has been assessed against the Core Strategy policy EN13 Green Belt. It is not considered that the proposal would provide any harm which would interfere with the existing Green Belt area.

Biodiversity and Geological Conservation - The proposal is bordered by woodlands to the side and rear of the site and has been assessed against policy EN15. The woods are in close proximity to the proposal site however, it has been assessed by specialist bodies namely the ecology unit and Arboricultural officers and it is not considered that this proposal will impact on the biodiversity and geological importance of the woodlands.

Residential Amenity - The proposal is for an extension to the existing garage at ground floor together with small first floor extensions in the form of 2 modest dormers. There is also a single storey conservatory proposed on the side of the building together with elevational alterations. Whilst the proposal will provide an increased footprint and the creation of a first floor, it is located on the part of the site, where a free standing building currently exists and is not in close proximity to neighbouring properties. The footprint of the site as a whole is large, in relation to the space to be occupied by the converted garage. The site is bounded by fields and woodland and its neighbouring property Lingerfields. 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.

Design - The design is considered to be sympathetic and relates well to both the existing garage and the host property in the form of the main dwellinghouse. The design of the extension is acceptable and is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity.

Bins - Given that the proposed accommodation is ancillary to the main dwellinghouse, the use of the bins will be shared with the main dwellinghouse. The bins are stored in an area immediately inside the front gates in a binstore as existing. If required the bins can be stored at the rear as there is ample space.

Parking- There is ample space within the site for off road parking without impacting on the setting of the existing dwelling at Bollinbrook or upon the Green Belt within which it is located.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

- a) Sheet 2A- Proposed Block Plan- received 3rd December 2021
- b) Sheet 2 - Proposed Floor Plans and Elevations- received 3rd December 2021
- c) BS5837:2012- Arbtech Arboricultural Method Statement - received 8th December 2021
- d) Arbtech Tree Protection Plan- received 8th December 2021.
- e) Arbtech Tree Survey - received 8th December 2021.

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, as stated on the Householder Application Form.

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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 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 extension hereby approved other than those shown on the approved plans.

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

5) The detached outbuilding hereby approved shall be ancillary to the use of the main dwelling house at Bollinbrook only, and shall be used as a domestic annex only, in association with the use of the main dwelling house.

Reason - In the interests of residential amenity pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

6) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority, this shall include details of replacement tree planting to be provided in line with the Manchester Tree Strategy. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below

shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

8) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

9) During construction, robust measures must be taken, in accordance with a management plan to be submitted prior to the commencement of above ground works, to control dust and smoke clouds emanating from the site.

Reason - In the interests of aerodrome safety, pursuant to Policy DM2 in the Manchester Core Strategy.

Informatives

1) **Aerodrome Safeguarding** - Given the location of this property the applicant should be aware that the airport will take action against anyone found in contravention of the Air Navigation Order ("Order"). In particular in contravention of the following provisions under that Order:-

a) Part 10: 240: A person must not recklessly or negligently act in a manner likely to endanger an aircraft, or any person in an aircraft.

b) Part 10: 241: A person must not recklessly or negligently cause or permit an aircraft to endanger any person or property.

The applicant's attention is drawn to the new procedures for crane and tall equipment notifications, please see:

Having regard to the Air Navigation Order:

- 1) To avoid the risk of birdstrike risk avoidance and to prevent any increase in the number of hazardous birds in the vicinity of Manchester Airport, during construction and in perpetuity, robust measures must to be taken to prevent birds being attracted to the site, i.e. no pools or ponds of water should occur/be created without permission.
- 2) To prevent distraction, confusion or an ocular hazard to pilots using Manchester Airport:
 - a) all exterior lighting shall be capped at the horizontal with no upward light spill;
 - b) no reflective materials shall be used in the construction of the development hereby approved; no solar photovoltaics to be used on site without first consulting with the aerodrome safeguarding authority for Manchester Airport;
 - c) no lighting directly beneath the roof lights that will emit light upwards - only downward facing ambient lighting to spill from the roof lights upwards - ideally, automatic blinds to be fitted that close at dusk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Manchester Airport Safeguarding Officer
Ringway Parish Council
Lingerfields, Sunbank Lane, Manchester, WA15 0PY

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 - Within Outer Area
Site of Biological Interest - Name: Sunbank Wood & Ponds
Green Belt Land - Green Belt Area (LDF)
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Site of Special Scientific Significance - Site of Scientific Interest
Area Team Boundary - Name: SOUTH