

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133071/FH/2022

Date registered valid: 28 February 2022

Proposal: Erection of a single storey rear extension and erection of porch to front to form additional living accommodation following demolition of existing rear extension

Address: 25 Stonemead Drive, Manchester, M9 6AF

Ward(s): Higher Blackley Ward

Applicant: Mr Ricky 25 Stonemead Drive, Manchester, Manchester, M9 6AF

Agent (if any): Mr Subhan Saleem 64 Heaton Street, Prestwich, Manchester, M25 1HH

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 April 2022 Expired: 13 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: No

Tree Preservation Order: No

The application site relates to a two-storey, detached dwelling house situated within a cul de sac of a housing estate in the Higher Blackley Ward of North Manchester.

The property is detached and has a rear conservatory that will be replaced by the single storey extension

Description of Development

Erection of a single storey rear extension and erection of porch to front to form additional living accommodation following demolition of existing rear extension

The rear extension projection of approximately 4.6 metres, a width of 7.2 metres and with a flat lantern light roof measuring 2.47m at the eaves.

Consultations & Notification Responses

Local residents were consulted however no responses were received.

Environmental Health - Gas membrane condition to be applied and an advisory be added regarding contaminated land.

Issues

Issues and Policy

The National Planning Policy Framework is a document that sets out the national governments planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. It states that the planning system should perform:

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

iv. Chapter 7: Requiring good design - 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.

Core Strategy

Extant UDP Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

Policy DC1.1 - Relates to residential extensions and in this case requires consideration of: the impact of the general character of the property; the effect upon the amenity of neighbouring occupiers; the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs and the overall appearance of the proposal in the street-scene. Given the requirements of the resident it is considered that this policy is relevant and the proposed design represents an appropriate response.

Policy DC1.2 - Requires consideration of the extensions to ensure that it is not excessively large or bulky. It is considered that the extension is a proportionate response to meet changing occupational needs.

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

- a). rearward extensions greater than 3.65 metres 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).

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies are relevant for this application:

Policy DM 1 - Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.

- 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.

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

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Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- Both construction and demolition waste will be minimised and recycled on site wherever possible;

- The sustainable waste management needs of the end user will be met.

Policy T2 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Principle

The proposed development is an extension to a residential property which is generally considered acceptable according to local and national policy. Policy DC1 (UDP) states that extensions to residential properties will be allowed subject to compliance with other relevant policies and considering certain criteria.

Residential/ Visual Amenity

Due to the position, design and size of the proposed extension and its relationship with the nearest residential properties there are no significant concerns with regard to overlooking or loss of privacy as no windows are proposed on the side elevations.

The detached position of the property, coupled with the size of the plot and its relationship with neighbouring properties, allows for the extension to assimilate into site.

Siting Scale and Massing- Due to the position of the property and its relationship with the neighbouring properties maintaining a gap between the common boundaries and the orientation of the extension it is anticipated that there would not be any loss of amenity as a result of the extensions and it is considered to be subservient to the original house. The proposal would therefore be in accordance with saved policy DC1 of the UDP and policies DM1 and SP1 of the Core Strategy.

The Porch

The porch due to its footprint requires planning permission and is considered to be acceptable in terms of its design, size and appearance as it does not detract from the architecture of the host detached building nor does it detract from within the street scene.

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

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:

The Location Plan, stamped as received 28 February 2022, Sheet 4, stamped as received on the 5 April 2022, Sheet 5, stamped as received on the 6 April 2022 and Proposed Roof Plan, stamped as received on the 4 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.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the side external elevation of extension hereby approved other than those expressly authorised by the granting of planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

5) Prior to any above ground work, appropriate and comprehensive construction designs for the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval in writing by the City Council as local planning authority. The approved details shall then be implemented as part of the development.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core Strategy.

Informative

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Technical guidance can be found at MCC's Information for Developers webpage.

Appendix 1 – List of consultees & neighbours notified

27 Stonemead Drive, Manchester, M9 6AF
23 Stonemead Drive, Manchester, M9 6AF
15 Strain Avenue, Manchester, M9 6PS
4 Stonemead Drive, Manchester, M9 6AF
6 Stonemead Drive, Manchester, M9 6AF
2 Stonemead Drive, Manchester, M9 6AF

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1