

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133063/FH/2022
Date registered valid: 25 February 2022
Proposal: Trellising on top of existing 2m fence
Address: 61 Cranleigh Drive, Manchester, M33 3PN
Ward(s): Brooklands Ward

Applicant: Mr & Mrs Peter Kyndt, 61 Cranleigh Drive, Sale, M33 3PN
Agent (if any):
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: March 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 March 2022 Expired: 24 March 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

The property that is the subject of this householder planning application is a brick built detached property identified as 61 Cranleigh Drive in the Brooklands ward of Manchester. It has garden area to the front and rear and in curtilage parking. The garden to the rear is quite long, and number 59 Cranleigh Drive projects considerably more rearwards than number 61. There is an existing 2 metre timber panel fence between the 2 properties along the common boundary. With tall established trees forming part of the other boundaries around the 2 properties.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The remainder of the area is predominantly residential in nature comprising of detached properties of a similar age and design to the proposal site.

Description of development

The proposal is for the erection of a 45cm high timber open square trellis. This would take the height of the overall boundary treatment along that elevation to 2.45 metres.

Consultations & Notification Responses

Local Residents were informed- one representation has been received, the main points of concern being as follows:

The proposed development comprises an overbearing, and in my opinion unnecessary, structure increasing the height of existing 6 -foot fence to over 7.5 foot fence.

I believe, that by reason of this height of excess of permitted development and proximity to the rear elevation oh my house the structure would be intrusive and unduly prominent, leaving our

garden space feeling highly claustrophobic and isolated, such as being in a prison which would very negatively impact on our young children's mental health. It would reduce my ability and reasonable expectation for my family, my young children, our elderly parents to enjoy our garden with as much light and feeling of openness as can be currently experienced as well as reducing outside light to our living space.

Issues

POLICIES

1. The National Planning Policy Framework - NPPF, (February 2019)

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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other documents as outlined below:

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

Regard should be given to:

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 or income, and; protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) says that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Of relevance in this instance are: appropriate siting, layout, scale, form, massing, materials and detail. Impact on the surrounding areas should be considered in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area

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. The proposed development would be in keeping with the character of the property and similar developments within the neighbourhood.

Saved UDP Policy DC1.

3. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

In addition, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods.

It advises that high quality design is a vital attribute of successful neighbourhoods. Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well- designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The proposal would form a continuation of the fencing that is between the properties identified as 61 and 63 Cranleigh Drive along their common boundary. The existing boundary treatment is 2 metres in height and is of a timber construction. The proposed trellis to sit on top of the existing fence would add a further 0.45 metres in height. It is a timber open chequered trellis. The principle of higher fencing has already been established within the area, although this at 2 metres constitutes permitted development in the location. It is considered that the development would be acceptable in principle being a modest lightweight addition, however the impact of the proposed development on residential and visual amenity still needs to be taken into consideration. On balance, given the modest scale of the proposal in context within the wider neighbourhood, it is considered that the principle would be acceptable and accords with Core Strategy policies SP1, DM1, EN1, EN3 and saved UDP policy DC1.

Residential amenity

The materials of the proposed trellis match those of the existing boundary treatment in colour and texture, and whilst it would result in an increase in the height along the common boundary, at an increase of 45cm and as a visually permeable material, it is not likely to have such a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties so as to merit refusal. There are tall established trees between the common

boundaries either side at number 59 and 63 Cranleigh Drive and the other three sides surrounding the garden of the neighbouring property at number 59 Cranleigh Drive. The property at number 61 could, should they wish, also plant natural vegetation that could potentially be of a height greater than that of the increased fence height. It is therefore considered that whilst the trellis takes it higher than the permitted development for a fence, the 45cm increase is considered acceptable. It is considered to accord with Core Strategy policies SP1, DM1, EN1, EN3 and saved UDP policy DC1.

Design and appearance

The proposed materials are of an acceptable design and appearance. The development is not visible from within the street scene. The fencing will be of the same colour pallet as the fencing currently erected as the divider between the properties and is considered to be sympathetic with the host property and other properties within the vicinity.

It is not considered to adversely impact on the character of the building or the general area. For the reason outlined and on balance, it is considered that the proposal accords with the requirements of Core Strategy policies DM1, EN1 EN3 and SP1 and saved UDP policy DC1

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case no significant issues have arisen during the consideration of this application and the application has been determined in a timely manner and in line with both national and local policies. Appropriate conditions have been attached to the permission granted.

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:

Application form -25th February 2022

Location Plan- 25th February 2022

Site setting out plan showing proposed trellis location - 25th 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 Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall be in accordance with the details submitted on the photographic submission and application forms in terms of height, size colour and materials.

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

Appendix 1 – List of consultees & neighbours notified

63 Cranleigh Drive, Manchester, M33 3PN
59 Cranleigh Drive, Manchester, M33 3PN
50 Ashstead Road, Manchester, M33 3PX
48 Ashstead Road, Manchester, M33 3PX
46 Ashstead Road, Manchester, M33 3PX
40 Cranleigh Drive, Manchester, M33 3PW
38 Cranleigh Drive, Manchester, M33 3PW
65 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) -

Flood Zones Type 3 (high risk) -

Benefitting from Flood Defences -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH