

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130849/FH/2021

Date registered valid: 23 June 2021

Proposal: Erection of a two storey side extension, single storey rear extension and front porch to form additional living accommodation

Address: 19 Chandler Close, Manchester, M22 5GU

Ward(s): Sharston Ward

Applicant: Mr Phil Guy, 19 Chandler Close, Manchester, M22 5GU

Agent (if any): Mr Alun Jones, A.F Architectural Designs, Llys Y Coed, 54 Ffordd Brynwr Gwair, CH7 1FQ

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13th December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 July 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 July 2021 Expired: 26 July 2021

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 application site relates to a two storey modern brick built detached dwellinghouse with gable end concrete tiled hipped roofs.

The property is located at the end of a cul-de-sac and benefits from a large garden a detached garage and driveway.



Listed building: Not applicable

Conservation area: No

Tree Preservation Order: None

Description of area

The area is predominantly residential in nature and located close to the metropolitan boundary with Stockport.

Description of development

The applicant is seeking planning permission to erect a two storey side extension, single storey rear extension and front porch to form additional living accommodation

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

City Arborist – Raised concerns regarding the proximity of the two storey side extension to existing trees and would require a specialist foundation design to minimise impact on the neighbouring trees.

The arborist is concerned that there would be serious damage to the rooting system of the adjacent trees if standard foundations were proposed.

The City Arborist does not support the application as proposed.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. And,

130. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The 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.

There has been no previous application at this address which has been built and is shown in the site photographs taken on the 8 July 2021.

Development in this application proposes a part single, part two storey rear extension to which there is no objection in principle, subject to satisfactory impacts on residential and visual amenity, parking and bin storage in accordance with the above development plan policies

Residential Amenity and Visual Amenity – The applicant seeks to create additional living accommodation a two storey side extension, single storey rear extension and front porch to form additional living accommodation

The single storey rear extension would have a flat roof to a height of 3.24 metres, the two storey element would have a dual pitched roof with a gable end with a maximum height of 7.71metres the eaves would be the same as the existing dwellinghouse.

In terms of rearward projection, the rear extension would extend off the existing rear elevation by 3.489metres at its maximum at ground floor; and have a width the same as the width of the original dwellinghouse. It should be noted that the rearward projection would be less than the 3.65 metres stated by saved UDP policy DC1 and just over 3 metre rearward projection for single storey rear extensions under permitted development rules (GPDO).

At the side the two storey extension would have a sideward projection of 4.07 metres. Saved policy DC1.4 of the UDP requires that consideration is given to ensure that the development does not result in a narrow gap between properties, the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole or prevents the development gap being equally shared. As the property is adjacent to a field and no buildings there is no concerns with terracing.

The proposed materials will match that of the existing dwellinghouse and a condition is recommended to ensure that the materials do match.

In terms of overlooking there is approximately just under 45 metres from the rear of the 19 Chandler Close and the residential property at the rear called Brook Lea shown on the image below.



Image 1

Taking into consideration the position, design and scale of the proposed extension and its relationship with neighbouring properties, it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

On balance, due to the position, design and size of the proposed extension it is considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

Bin storage and car parking – Car parking and refuse storage will be unaffected by the development.

Trees – During the site visit it was noted that there are two trees in close proximity to the proposed side extension. Following comments from the City Arborist it is recommended that in order to protect the trees that a detailed design of the foundations should be submitted to and approved to ensure that the trees are adequately protected during the works.

Discussion regarding the condition were undertaken with the applicant, as the condition would be a prior commencement. The applicant has now agreed to the condition and the agreed condition is attached to the end of this report.



Conclusion – The proposed rear and side extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP and is recommended for approval.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal on the trees to the applicant during the course of the planning application and these concerns have been addressed with appropriate conditions which 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:

PROPOSED FLOOR PLANS AND ELEVATIONS received by the City Council on the 23.06.2021

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 extensions hereby permitted shall be similar in appearance to those used during the construction of the original dwellinghouse 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) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

5) Prior to the commencement of development an arboricultural method statement detailing how the trees adjacent to the site will be protected on site during the works together with detailed foundation design of the two storey side extension shall be submitted to and approved by the City Council as Local Planning Authority. The protection of trees shall be undertaken in accordance with the approved arboricultural method statement and the development shall be carried out in accordance with the agreed foundation design.

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.

Appendix 1 – List of consultees & neighbours notified

10 Chandler Close, Manchester, M22 5GU

8 Chandler Close, Manchester, M22 5GU

Brook Lea, Styal Road, Manchester, SK8 4JQ

17 Chandler Close, Manchester, M22 5GU

Crossacres Primary Academy, Crossacres Road, Manchester, M22 5AD

Clovelly, Styal Road, Manchester, SK8 4JQ

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 45M

Area Team Boundary - Name: SOUTH