

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132393/FH/2021

Date registered valid: 2 December 2021

Proposal: Erection of brick garage following the demolition of existing pre-fabricated garage

Address: 20 Biddall Drive, Manchester, M23 1PF

Ward(s): Baguley Ward

Applicant: Mrs Danielle Lawton, 20 Biddall Drive, Manchester, M23 1PF

Agent (if any): N/a

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **1 February 2022**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 January 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 December 2021 Expired: 29 December 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick with a grey tiled hipped roof and bay windows. The property features an existing single storey rear extension and the plot includes a front garden, driveway and generous rear/side garden backing onto woodland.

Description of area

Biddall Drive is a residential cul-de-sac located within the Baguley ward of Wythenshawe. The area benefits from its proximity to Martinscroft metrolink stop and Wythenshawe Park.

Description of development

The applicant is seeking permission to build a replacement detached garage following the demolition of the existing structure.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

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

Unitary Development Plan (UDP 1995) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

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

Issues

Principle – The principle of building a replacement detached garage to provide secure/covered off-street parking and storage space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon visual amenity. Residential amenity is not deemed an issue given the location of the works.

Siting, scale and massing – The garage would comprise of a single storey outbuilding located adjacent to the north elevation and sited along boundary shared with No.22 Biddall Drive, which is the same placement as this neighbour's own garage. It would be set approx. 15m back from the street, matching No.22's, and over 1m from the house itself. It would measure 3m in width, 7m in depth, 2.3m to eaves and 3.4m to the ridge. The height and footprint accord with Permitted Development and the reason it requires permission is due to the siting at the side of the property. Considering the location and scale of the replacement structure, size of the plot and existence of existing garage, the works are considered to be subservient and appropriately scaled and sited, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The garage would be constructed of materials to match the main dwellinghouse, including red brickwork, roof tiles and uPVC doors. It would feature a dual-pitched roof with a front gable and no windows. It would contain a 2.4m wide garage door in the front elevation and a single door in the rear, with blank side elevations. It would be visible from the public highway, however due to the setback from the road, subservient scale and appropriate materials it would not form an overly prominent feature within the street scene. It would be replacing a dated pre-fabricated garage, therefore the visual amenity of the site would arguably be improved following these works. The design is to be expected of such development and is considered in-keeping with the rest of the building and locality, therefore the appearance of the development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor wider area.

Conclusion – The storage of refuse and off-street parking provision remain in line with policy DM1, with a gap retained for transport of bins to the rear and at least 3 off-street parking spaces. The proposal also complies with policies DC1, SP1 and the NPPF and is not considered to cause undue harm to the residential amenity of surrounding occupiers nor the visual amenity of the property or wider street scene. The proposed development is therefore deemed acceptable and construction may continue in accordance with the following conditions and approved drawings.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 proposed floorplan and elevations, stamped as received by the City Council as Local Planning Authority with the application form on the 2nd December 2021.

Reason - To ensure 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 garage hereby permitted shall match those of the main dwellinghouse as stated on the submitted 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, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

15 Biddall Drive, Manchester, M23 1PE
13 Biddall Drive, Manchester, M23 1PE

22 Biddall Drive, Manchester, M23 1PF
18 Biddall Drive, Manchester, M23 1PF

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

Site of Biological Interest - Name: Blackcarr Wood & Baguley Bottoms

Area Team Boundary - Name: SOUTH