MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131309/FH/2021
Date registered valid:	11 August 2021
Proposal:	Erection of two storey side extension following demolition of existing garage porch to provide additional living accommodation
Address:	1 Chasetown Close, Manchester, M23 9NS
Ward(s):	Brooklands Ward
Applicant:	Mr & Mrs Stanton 1 Chasetown Close, Manchester, M23 9NS
Agent (if any):	Ms Sarah Bolsover Smashbox Architecture 97 Alderley Road, SK9 1PT
Case officer:	Robert Tyrer Tel: 0161 234 4068 Email: robert.tyrer@manchester.gov.uk
Recommendation:	REFUSE
Date of recommendation:	7 December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 September 2021

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 16 August 2021 Expired: 6 September 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 detached dwellinghouse that has a semi-detached garage located next to the shared boundary with no.37 Amberwood Drive.

The property is brick built with a concrete tiled roof. The property has a grey render at first floor with brick at ground floor.

There is no previous planning history for this site, however it has been extended with a single storey conservatory at the rear of the property.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located in an estate of similar designed and built two storey semi-detached housing

Description of development

Consultations & Notification Responses

Issues

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 polices 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: REFUSE

Article 35 Declaration

Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed development by reason of its proximity to the shared boundary, together with the, size, scale, bulk and massing of the proposal, it is considered that the proposed side extension would have an overbearing impact and would create an intrusive feature in the form of expanse of brickwork along this boundary, to the detriment of the residential amenity to the occupiers of 35 and 37 Amberwood Drive.

The proposal is therefore contrary to policies SP1 and DM1 of the Manchester's Core Strategy Development Plan Document and saved Unitary Development Plan policies DC1 and the guidance within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

3 Chasetown Close, Manchester, M23 9NS
33 Amberwood Drive, Manchester, M23 9ND
31 Amberwood Drive, Manchester, M23 9ND
37 Amberwood Drive, Manchester, M23 9ND
35 Amberwood Drive, Manchester, M23 9ND
23 Amberwood Drive, Manchester, M23 9ND
39 Amberwood Drive, Manchester, M23 9NZ

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
Area Team Boundary - Name: SOUTH