

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131062/FH/2021

Date registered valid: 13 July 2021

Proposal: Extension of existing single storey garage and conversion into habitable accommodation, roof alterations including hip to gable conversion and installation of rear dormer, addition of a ground floor terrace with steps down to garden level and elevational alterations to property

Address: 3 Meadow Bank, Manchester, M21 8EF

Ward(s): Chorlton Ward

Applicant: Nicola Barzotelli & Mark Beaumont, 3 Meadow Bank, Manchester, M21 8EF

Agent (if any): Geoff Pickering, FPA architects, 2 Trafford Road, Alderley Edge, SK9 7NT

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17.09.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13.09.2021

Standard consultations:

Printed: 20 July 2021 Expired: 10 August 2021

Neighbour notifications

Printed: 20 July 2021 Expired: 10 August 2021

Site notice

16th August 2021 expired 6 September 2021

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

Description of development

Extension of existing single storey garage and conversion into habitable accommodation, roof alterations including hip to gable conversion and installation of rear dormer, addition of a ground floor terrace with steps down to garden level and elevational alterations to property

Consultations & Notification Responses

A site notice was displayed, a press advert placed in the newspaper and letters were sent to neighbours properties meeting the requirements of the development management procedure order. No comments were received.

Flood Risk Management recommend an informative.

Greater Manchester Ecology Unit did not respond.

Policies

The relevant development plan in Manchester is the Core Strategy Development Plan Document 2012-2027 (the "Core Strategy"), adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July 1995. The Core Strategy is the key document and sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further

development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The proposals are considered to be consistent with the following Core Strategy Policies SP1, EN3, DM1 for the reasons set out below.

Policy SP1 - Spatial Principles. This sets out the key special principles which will guide the strategy. Development in all parts of the City should “make a positive contribution to neighbourhoods of choice including creating well-designed places that enhance or create character, make a positive contribution to the health, safety and wellbeing of residents, consider the needs of all members of the community regardless of disability and protect and enhance the built and natural environment.”

Policy EN3 - Heritage. The proposal would have an impact upon the Chorltonville Conservation Area. This is discussed in more detail later in the report.

Policy DM1 - Development Management. This sets out the requirements for developments in terms of sustainability and outlines a range of general issues that all development should have regard to. Of these, the following issues are or relevance to this proposal:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Design for health;
- Adequacy of internal accommodation and amenity space;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- That development should have regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- Accessibility to buildings, neighbourhoods and sustainable transport modes;
- Impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- Impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

These issues are considered full, later in this report.

The following saved UDP policies need to be considered in relation to the application.

DC18.1 Conservation Areas – It is considered that the proposal would maintain the character and appearance of the Chorltonville Conservation Area. This is discussed in more detail later in the report.

It is considered that the proposal is consistent with the policies contained within the UDP.

National Planning Policy Framework

The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF was revised in July 2021 and is a material consideration in the determination of all planning applications.

Legislative requirements

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a Conservation Area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

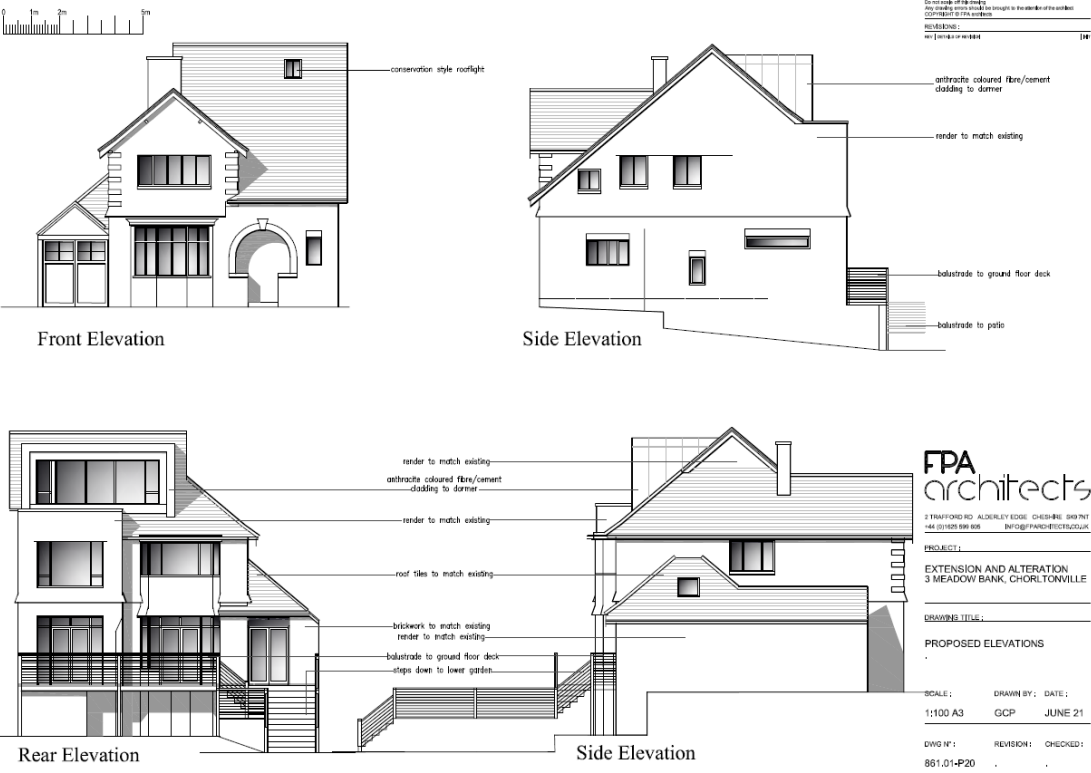
Issues

Principle – There is no objection in principle to the extension of existing single storey garage and conversion into habitable accommodation, roof alterations including hip to gable conversion

and installation of rear dormer, addition of a ground floor terrace with steps down to garden level and elevational alterations to property, subject to detailing.

Heritage Impact of the proposals - Paragraph 199 states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

It is considered that the development proposal would cause less than substantial harm to the significance of the Chorltonville Conservation Area, by virtue the design of the development proposal, as such the development is acceptable when considering the balance of harm caused to the heritage asset.



Appearance – The hip to gable roof extension is only partial and would not be particularly perceptible from the street scene of Meadow Bank, being tucked behind the chimney stack. The alterations to the front elevation of the garage to convert the space to habitable space would be acceptable. The roof above the infill single storey side extension would be setback well from the front elevation.

The alterations to the rear elevation, namely the small scale infill extension to the rear of the garage, the terrace, the alterations to the roof of the existing outrigger and the installation of the rear dormer are considered to be acceptable, having regards to the scale of the additions and the design of the additions being subordinate and respectful to the character of the host dwelling. The alterations at higher level are visible from wider vantage points, particularly when viewed from West Didsbury and Chorlton Athletic Football Club grounds and the Mersey Valley. The dormer is considered to be in keeping with other rear alterations to properties on Meadow Bank within Chorltonville Conservation Area.

All materials to be utilised would match the existing dwelling.

The proposal would not adversely impact upon the character of the host building or the Chorltonville Conservation Area.

Residential Amenity – It is not considered that the proposals would offer any undue overlooking / loss of privacy / loss of light/overshadowing impact to neighbouring property.

The dormer to the rear would not offer any further overlooking than is available from the existing first floor rear windows.

The terrace proposed only project a small amount to the rear of the property at ground floor level, then falls away with the level of the land, to the proposed low level terrace area, there is existing mature screening to all boundaries to protect neighbouring property from overlooking.

Alterations to the windows to the side elevations reduce the opportunity for overlooking to No. 5 Meadow Bank, removing windows and inserting a high level window.

It is not considered that the scale and massing of the dwelling would be greatly increased, the dormer extension, the alterations to the existing rear outrigger and the small scale infill extension would not remove light from or be overbearing to any neighbouring property.

Ecology - Greater Manchester Ecology Unit did not respond to the submitted Bat Survey, however the Bat Survey was not requested and would not have normally been requested for such a development. The survey found that there was no evidence of bat activity and negligible potential of bat utilising the site.

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

The application was determined in a positive and proactive manner. No significant problems have arisen during the consideration of this application.

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:

P09 SITE PLAN
P10 FLOOR PLANS
P20 ELEVATIONS
P02 SITE PLAN
P05 FLOOR PLANS
P06 ELEVATIONS
P01 Location Plan
Design and Access Statement
Ecology Report
Flood Risk Assessment
Heritage Statement

Received 13 July 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, DM1 and EN3 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall be as stated on the submitted application forms, plans and elevations approved at condition 2.

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.

Informatives

1) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

As the proposed development is within close proximity to a Flood Zone 2 boundary, we recommend that all internal finished floor levels within the dwelling should be set no lower than existing.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Greater Manchester Ecology Unit
Chorltonville Owners Committee

16 Meadow Bank, Manchester, M21 8FP
1 Meadow Bank, Manchester, M21 8EF
5 Meadow Bank, Manchester, M21 8EF
18 Meadow Bank, Manchester, M21 8EE

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
Conservation Area - Chorltonville Conservation Area 1992
Flood Zones Type 2 (low to medium risk) -
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH