

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 131912/FH/2021  
**Date registered valid:** 26 October 2021  
**Proposal:** Erection of a single storey rear extension and new front porch to provide additional living accommodation  
**Address:** 11A Cresswell Grove, Manchester, M20 2NH  
**Ward(s):** Didsbury West Ward

**Applicant:** Mrs Rana Munif 1 Acre Lane, Cheadle Hulme, Cheshire, SK8 7PL  
**Agent (if any):** Mr Ronald Gonshaw Gonshaw Associates The Studio, 3 Kendal Drive, Gatley, Cheadle, SK8 4QJ  
**Case officer:** Linda Marciniak  
Tel: 0161 234 4636  
Email: [linda.marciniak@manchester.gov.uk](mailto:linda.marciniak@manchester.gov.uk)  
**Recommendation:** Approve  
**Date of recommendation:** 14 December 2021



### **Application details**

**Type of application:** Full Householder Application  
**Development type:** Householder  
**Date of site visit:** 1 November 2021  
**Standard consultations:** Printed: 28 October 2021 Expired: 18 November 2021  
**Neighbour notifications:** Printed: 28 October 2021 Expired: 18 November 2021  
**Site notice:** Posted: 1 November 2021 Expired: 22 November 2021  
**Press advert:** Published: 2 November 2021 Expired: 23 November 2021  
**Departure from Development Plan:** No  
**Environmental Statement:** Not required  
**Listed building:** Not applicable  
**Conservation area:** Albert Park Conservation Area 1988  
**Tree Preservation Order:** Not applicable

### **Description of site/building**

The application site is a 1970's end of terrace of 4no. townhouses situated on the eastern side of Cresswell Grove in the Albert Park Conservation Area. The property is of red brick and grey clay tile gable roof construction with front and rear gardens, integral front garage and access along the south side to the rear.

The garage in this house type projects forward of the principal elevation, creating a recessed front door. A block-paved driveway is located in front of the garage.

At the rear, there is a large Horse Chestnut tree within the rear garden of No.15 (NB: there is no No.13 Cresswell Grove). This tree has resulted in the collapse of the common boundary wall and a rear extension at this property has been built abutting the tree trunk. An application was approved in 2013 to fell this tree but has not been implemented (Ref: 103346/TCA/2013/S2).

### **Description of area**

Cresswell Grove is a residential street mainly comprising of 3-storey Victorian semi-detached dwellings, interspersed with later infill dwellings. It is located south of Lapwing Lane on the edge of the Burton Road Local Centre characterised by mainly independent shops, cafes and restaurants.

### **Description of development**

Erection of a single storey rear extension and new front porch to provide additional living accommodation.

The extension provides an extended living room and entrance porch. The living room measures:

Depth: 3.0 metres  
Height: 2.5 metres to eaves / 3.5 to apex  
Width: 6.2 metres

The porch measures:  
Depth: 2.3 metres  
Height: 2.2 metres to eaves / 3.0 metres to apex  
Width: 1.4 metres

The materials of the extension are to match the existing whilst the porch is of glazed construction.

## **Consultations & Notification Responses**

Neighbour notifications - A total of 19no. neighbours were notified of the application by letter, public display of a site notice and by advertisement in the Manchester Evening News. No comments were received.

West Didsbury Residents Association - WDRA have no objection to the application.

## **Issues**

### **Policy**

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policies DC1 'Residential Extensions' and DC18.1 'Conservation Areas' are extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies of relevance to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN3 – Heritage
- o EN9 – Green Infrastructure
- o EN15 – Biodiversity and Geological Conservation
- o Policy EN19 – Waste
- o The National Planning Policy Framework (NPPF) (2021) – Chapter 16 Conserving and Enhancing the Historic Environment

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

### **Principle**

Policies SP1, DM1 and EN3 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 EN9 and EN15 seek to enhance and protect the City's natural resources as a source of biodiversity, carbon capture, flood mitigation and visual amenity.

Policies DC1.1, DC1.2 and DC1.3 of the UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed, whilst saved policy DC18.1 requires that development preserves and enhances the character of Conservation Areas.

The proposal represents a scale of development that is acceptable in principle, subject to satisfactory compliance with policies that protect residential and visual amenity including the character of the Conservation Area, trees, and makes adequate arrangements for car parking and bin storage.

## Residential Amenity

The proposal will have acceptable impacts on residential amenity. It is single storey only and will sit on the boundary with No.11 Cresswell Grove, the adjoining property to the north where there is a similar 3-metre-deep rear extension. Bi-fold doors are only proposed at the rear so the extension will have no impacts in terms of overshadowing, being overbearing or overlooking.



The extension has no projection beyond the side elevation, so there will not be any impact on No.15, a large Victorian dwelling south of the site which also has a single storey side and rear extension.



## Trees

As noted in the site description, there is a large Horse Chestnut tree on the boundary with the site which has resulted in the collapse of the common boundary wall. Consent was granted through a TCA application in 2013 to fell this tree which has not been implemented.

As the tree and those on the side boundary in the front garden are protected by inclusion within the designated land, and no trees are indicated to be removed in the application, a Tree Survey

was requested and sent to the City Arborist for assessment. No comments were received.

Enquiries were made with the applicant and agent as to whether any discussion had or would take place about felling the Horse Chestnut tree which would be necessary to implement the rear extension. The agent responded by saying that his client is in discussion with his neighbour regarding the tree's removal and that an application will be submitted to fell the tree in due course.

The works to implement the front porch would not necessitate the removal of any trees notwithstanding the recommendations in the Tree Survey and would need to be determined

under separate application if they are to be considered for removal. As such, a condition for Works to Trees is appended in the interests of the character of the conservation area.

### **Visual Amenity**

The rear extension will have an acceptable impact on visual amenity; it is of a standard design for domestic dwellings being rectangular in plan form and constructed of brick with large bi-fold doors on the rear elevation which will help relieve the mass of brickwork. The roof is a sloping monopitch with 2no. rooflights and all materials to match which will help the extension to assimilate with the original.

*No.11 Cresswell Grove*



Chapter 16, paragraph 197 of the NPPF (2021) requires that in determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Cresswell Grove is identified in the designation description as an area of infill housing which replaced war damaged housing. This includes the site which faces original Victorian houses to the west.

The proposed porch responds to the character of the local area which features various projections including porches, large bay windows and covered canopies on front elevations. It also responds to the siting, design and footprint of the porch at No.11, the adjoining property to the north, giving a more balanced appearance to the pair of dwellings.

In design terms, it is a glazed extension that comes flush with the front elevation of the garage and incorporates a dual pitched roof to the dimensions as noted above.

It creates a safer and more visible entrance threshold to the property than the recessed door and will have a neutral to positive impact on the character of the property and Conservation Area.

### **Parking / Bin storage**

Parking can continue to be taken in front of or within the garage and bin storage can be managed from the side or rear of the property.

On the basis of the above, the proposal is considered to have acceptable impacts on residential and visual amenity, the character of the Conservation Area, trees, as well as parking and bin storage in accordance with saved UDP policies DC1 and DC18.1, Core Strategy policies DM1, EN3, EN9, EN15, EN19 and SP1 and to the general principles within Chapter 16 of the NPPF.

### **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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to the conditions below and for the reasons outlined in the delegated report. A total of 19no. neighbours and consultees were notified of the application by letter, display of a public site notice and advertisement in the Manchester Evening News; no objections were received, and the application has been determined in a timely manner.

### **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 received on the 13th of October 2021 or as stated:

Application Form

Location Plan 01

Existing Plans and Elevations 02

Proposed Plans and Elevations 03

Site Plan 04

Heritage Statement prepared by Gonshaw Associates dated the 26th of October 2021 and received on the 26th of October 2021

Tree Report prepared by Cheshire Tree Surveys dated 6<sup>th</sup> of October 2021 and received by email on the 30<sup>th</sup> of November 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

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, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

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.

## **Appendix 1 – List of consultees & neighbours notified**

West Didsbury Residents Association

11 Cresswell Grove, Manchester, M20 2NH

Apartment 6, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Apartment 1, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Apartment 8, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Apartment 11, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Flat 1, 14 Cresswell Grove, Manchester, M20 2NH

18 Cresswell Grove, Manchester, M20 2NH

15 Cresswell Grove, Manchester, M20 2NH

Apartment 2, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Apartment 9, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Apartment 7, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Apartment 12, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Apartment 5, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Apartment 4, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Apartment 3, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Apartment 10, Glenhaven House, 10 - 12 Clyde Road, Manchester, M20 2WH

Flat 3, 14 Cresswell Grove, Manchester, M20 2NH

Flat 2, 14 Cresswell Grove, Manchester, M20 2NH

16 Cresswell Grove, Manchester, M20 2NH

## **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 - Albert Park Conservation Area 1988

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH