

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131227/FH/2021
Date registered valid: 25 August 2021
Proposal: Erection of a single storey outbuilding in rear garden
Address: 24 Lidgate Grove, Manchester, M20 6TS
Ward(s): Didsbury West Ward
Applicant: Mr Joseph McGuinness, 24 Lidgate Grove, Manchester, M20 6TS
Agent (if any): N/a
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 20 October 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 October 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 2 September 2021 Expired: 23 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey end-terraced C3 dwellinghouse of white render over mixed red brick, with a slate gable roof and a rear outrigger. The original long front garden has become the rear, with the original rear elevations facing onto the street.

Description of area

Lidgate Grove is an attractive row of modest terraced family dwellinghouses just outside of Didsbury Village centre. The area benefits from its proximity to the shops, eateries and transport links along Wilmslow Road and Barlow Moor Road and the Mersey valley.

Description of development

The applicant wishes to erect a single storey ancillary outbuilding at the end of the garden, to provide additional living space.

Consultations & Notification Responses

Local residents, as per appendix 1 – One neutral comment was received:

I am a member of the Lidgate Grove Residents Association (LIGRA), chaired by Mr Ian Finlay who has previously contacted you requesting that as a recognised Residents Association, we wish to be notified always of any proposed building system in our immediate vicinity that may impact on us. At this stage, I am unable to say if we support or object to these proposals as we need to examine them in close detail and discuss them with the owner of the property. We will

get back to you with our response once we have done this. At this stage, therefore, we neither support, nor object to the proposals.

Policies

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

Unitary Development Plan (UDP) - 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 proposal is for the erection of a 'summer house' in the rear garden of a C3 dwellinghouse, which is considered acceptable in principle. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Siting, scale and massing – The outbuilding would be sited at the far end of the south-west-facing garden, approximately 0.12m from the boundary shared with No.22 Lidgate Grove and 0.15m from the boundary shared with the grassed alleyway. The proposed structure would be 4m in width, 3m in depth, with a height of 2.4m to eaves and a maximum height of 2.5m. Although it could not be built under permitted development due to its location within what was originally the front garden (though all these gardens are now used as rear gardens), it is not considered to be excessively large or bulky, particularly given the scale of other nearby outbuildings, which are a very common feature of the area. The development would not exceed 50% of the property's curtilage, meaning plenty of useable garden space would remain available within this long plot, and it would be sited approximately 25m from the principal elevations of No's 22 and 26 Lidgate Grove, hence the proposal is deemed acceptable in terms of siting, scale and massing.

Design and appearance – The site is not located within a conservation area, nor within the curtilage of a listed building. The outbuilding would be constructed of Cheshire textured brick, with vertical timber clad panels, timber windows and doors. The roof would be felt, coated in solar paint, with a polycarbonate porch canopy and timber decking. The front elevation facing the house would contain two windows and a door, which would open out onto the decking under the canopy. The rear elevation would contain a door onto the rear alleyway, the elevation facing the side alleyway would be blank and the elevation facing No.22 would contain a high level window. As outbuildings are commonplace in this residential area, the proposed development would not be out of keeping with the character of the area, nor harm it, particularly as the proposal would be sited at the far end of the garden, away from the highway and thus would not

feature within the street scene of Lidgate Grove. Therefore the proposal accords with policies DC1, DM1 and SP1 in terms of its appearance and impacts upon visual amenity.

Residential amenity – One letter, neither supporting nor objecting to the application, was received, from a resident on behalf of the local residents group. They stated that they would be in touch if they had comments to make and no other correspondence was received.

Due to its siting at the end of the garden, along the boundaries with other gardens, 25 metres from surrounding dwellinghouses, it is not considered the proposal would cause a loss of amenity for those occupiers in terms of light or privacy, particularly as the established shrubbery and trees nearby offer a degree of natural screening to the application site and the side-facing window is sited 1.85m above ground level. In addition to this, no objections have been received from the surrounding residents in regards to this application, hence the development is considered to accord with the principles for residential development set out in the Core Strategy.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposal is deemed acceptable and development may commence in accordance with the following conditions.

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.

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 following drawings:

- Proposed plan

Stamped as received, by the City Council as Local Planning Authority, on the 23rd August 2021, and:

- Proposed summer room (front elevation)

- Proposed rear elevation

- Proposed side elevation from 22 Lidgate Grove

- Proposed side elevation from Lime Grove

Stamped as received, by the City Council as Local Planning Authority, on the 20th September 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 outbuilding hereby permitted shall match those specified on the submitted elevational drawings.

Reason - To ensure the appearance of the dwellinghouse is not adversely affected by the materials to be used in the construction of the outbuilding, 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) The outbuilding hereby permitted shall not be used, or occupied at any time, other than for purposes ancillary to the residential use of the dwelling known as 24 Lidgate Grove M20 6TS.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

26 Lidgate Grove, Manchester, M20 6TS

22 Lidgate Grove, Manchester, M20 6TS

55 Whitechapel Street, Manchester, M20 6TX

11 Evans Close, Manchester, M20 2SQ

13 Evans Close, Manchester, M20 2SQ

3 Springdale Gardens, Manchester, M20 2QY

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

Susceptible to Surf Water Flood (Less)

Susceptible to Surf Water Flood (Less)

Area Team Boundary - Name: SOUTH