

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130848/FH/2021

Date registered valid: 23 June 2021

Proposal: Erection of a single storey rear extension following demolition of existing conservatory together with front porch extension and installation of roof over

Address: 41 Cresswell Grove, Manchester, M20 2NH

Ward(s): Didsbury West Ward

Applicant: Davis 41 Cresswell Grove, Manchester, M20 2NH

Agent (if any): Taylor-Jemmett Wilmslow Home Renovations 10 Manchester Road, Wilmslow Home Renovations, Wilmslow, SK9 1BG

Case officer: Melanie Tann
Tel: 0161 234 4538
Email: melanie.tann@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12th August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 5 July 2021 Expired: 26 July 2021

Neighbour notifications

Printed: 5 July 2021 Expired: 26 July 2021

Site notice

Posted: 5 July 2021 Expired: 26 July 2021

Press advert

Published: 13 July 2021 Expired: 3 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property is a modern, two-storey end terrace house with gardens to the front and rear

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

Description of area

The area is residential in character

Description of development

Erection of a single storey rear extension following demolition of existing conservatory together with front porch extension and installation of roof over

Consultations & Notification Responses

Neighbours – no comments received

Policies

Unitary Development Plan

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;

- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that 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.

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. 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. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Policy EN3 states that throughout the City, the Council will encourage development that compliments and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including conservation areas.

The National Planning Policy Framework 2021 sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Issues

Principle

As the proposal seeks to extend a residential property policy DM1 and saved policy DC1 are applicable. Consideration has, however, been given as to whether the scale, massing, design and appearance of the extension is acceptable. In addition, consideration has been given to any impact the proposed development may have on the residential and visual amenity of neighbouring occupiers and the residential area.

Furthermore, as the property is within Albert Park Conservation Area policies EN3 and saved policy DC18 are applicable, and assessments against the proposal's impact upon the character of the conservation must be made.

Scale, Massing and Design

The proposed single-storey rear extension would have a rearward projection of approximately 2.63 metres, would run almost the entire width of the rear of the property and would have a mono-pitched roof. This would replace the existing rear conservatory.

It is also proposed to enlarge the existing front porch and add a pitched roof and render the ground-floor. This would be very similar to the adjoining neighbour's development.

The design and choice of materials for the proposal reflect the existing house and neighbouring properties with a mix of modern and traditional materials. This is considered to be acceptable in this location and is not considered to be detrimental to the character of the property and would not form an incongruous feature within the street scene.

Residential amenity/loss of light/visual amenity

The proposed rear extension would be to the south-east elevation, however, given the limited height and rearward projection of the proposal it is not considered that the development would create any significant loss of light to neighbouring occupiers.

It is not considered that the proposal would give rise to any significant loss of privacy or increase in the levels of overlooking of neighbouring properties as the only window proposed to the side would be a high level window, which would be set away from the shared boundary.

Impact on character of the conservation area

It is not considered that the proposal would have any negative impact upon the character of the conservation area as the proposed development would be similar to the neighbouring property. These properties are modern additions and are not considered to be heritage assets within the conservation area, the proposals would not give rise to substantial harm to the designated heritage asset.

Conclusion

It is therefore considered that the proposals are in accordance with City Council saved policies DC1.1, DC1.2, DC1.3 of the Unitary Development Plan and policies DM1, SP1 of the Core Strategy.

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.

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:

Proposed elevations rev A, stamped as received 23rd June 2021;
Proposed floor plans, stamped as received 23rd June 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) Notwithstanding any description of materials in the application and approved drawings no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details.

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

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

2 Talford Grove, Manchester, M20 2HL
Flat 4, 28 Clyde Road, Manchester, M20 2HN
Flat 1, 28 Clyde Road, Manchester, M20 2HN
Flat 2, 30 Clyde Road, Manchester, M20 2HN
Flat 2, 40 Cresswell Grove, Manchester, M20 2NH
39 Cresswell Grove, Manchester, M20 2NH
38 Cresswell Grove, Manchester, M20 2NH
40 Cresswell Grove, Manchester, M20 2NH
Flat 5, 28 Clyde Road, Manchester, M20 2HN
Flat 3, 28 Clyde Road, Manchester, M20 2HN
Flat 2, 28 Clyde Road, Manchester, M20 2HN
Flat 4, 30 Clyde Road, Manchester, M20 2HN
Flat 3, 30 Clyde Road, Manchester, M20 2HN
Flat 1, 30 Clyde Road, Manchester, M20 2HN
Flat 4, 40 Cresswell Grove, Manchester, M20 2NH
Flat 3, 40 Cresswell Grove, Manchester, M20 2NH
Flat 1, 40 Cresswell Grove, Manchester, M20 2NH
38A Cresswell Grove, Manchester, M20 2NH
36 Cresswell Grove, Manchester, M20 2NH
Flat 3, 4 Talford Grove, Manchester, M20 2HL
Flat 2, 4 Talford Grove, Manchester, M20 2HL
Flat 1, 4 Talford Grove, Manchester, M20 2HL
Flat 5, 2 Talford Grove, Manchester, M20 2HL
Flat 4, 2 Talford Grove, Manchester, M20 2HL
Flat 3, 2 Talford Grove, Manchester, M20 2HL
Flat 2, 2 Talford Grove, Manchester, M20 2HL
Flat 1, 2 Talford Grove, Manchester, M20 2HL

Appendix 2 – Planning constraints

-