

Planning

Growth & Development

Delegated officer report for planning application

Application no.	130320/FH/2021	
Date registered valid:	7 May 2021	
Proposal:	Erection of a single storey front extension to form additional living accommodation	
Address:	22 Meadow Way, Manchester, M40 9PG	
Ward(s):	Moston	Ward
Applicant:	Mr Andrew Duffy 22 Meadow Way, Manchester, M40 9PG	
Agent (if any):	Les Foey 8 Glasson Walk, Oldham, OL9 9DR	
Case officer:	Janet Tel: 0161 234 Email: janet.lawless@manchester.gov.uk	Lawless 4535
Recommendation:	Approve	
Date of recommendation:	30 June 2021	

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23.06.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 May 2021 Expired: 7 June 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 property that is the subject of this householder planning application is a detached bungalow located on a slightly elevated plot at the junction of Meadow Way and Croft Hill Road in the Moston ward of the City. The property is identified as number 22 Meadow Way. The pedestrian access is taken off Meadow Way and the vehicular access which leads to a driveway/ parking space is taken off Croft Hill Road. There is a flat roof single storey rear extension that would appear to have been constructed under permitted development. The property is in an 'L' shape with an apron fronted bay window. A porch has previously been constructed on the return wall facing onto Croft Hill Road.

The main garden area is to the front and side with this being a corner plot, with a small garden to the rear. There is a bungalow that mirrors the proposal site on the opposite side of the road at number 29 Meadow Way. The bungalows book end either side of the road at the junction, with the other properties either side of the proposal site and along Meadow Way being traditional 2 storey semi-detached properties.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature comprising of post-war semi-detached properties with gardens front and rear, some of the front gardens have been given over to provide in curtilage parking space. To the north on Croft Hill Road lies Moston Fields Primary School and to the north west of the site lies Boggart Hole Clough. The property is located on a

good public transport network into and out of the City, and Rochdale and Oldham. There are local services that are easily accessible by alternative modes of transport to the car.

Description of development

The proposal is for an infill extension to the front of the property that would replace the porch in the recessed area that faces both Meadow Way and Croft Hill Road. The dimensions would be 4.83 width by 3.84 projection. There would be a bay window that mirrors the existing bay on the front elevation facing Meadow Way, the front door would be centralised between the 2 bays, and a new window would be installed on the existing side elevation to serve the bathroom following a reconfigured internal layout. The proposed extension would provide additional accommodation in the form of a single bedroom creating three bedrooms in total. The roof line would be hipped joining into the existing hipped roof on the host property. The materials to be used would match those of the existing property.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are no previous planning applications relating to this site.

Residential / Visual Amenity

The property has previously had the benefit of a single storey extension to the rear of the property however this is modest in footprint and would have been implemented under permitted development. There is an existing porch, which would be removed to facilitate the infill extension. This would take the property from an 'L' shaped footprint to being squared off. This would replicate the elevations of the remainder of the properties within the immediate vicinity.

The extension would not come forward of the building line on either the Meadow Way or Hill Cliff Road elevations. The properties either side of the proposed extension are 2 storey, and there is existing built form between them with the bungalow being 'L' shaped due to the juxtaposition of these properties and the 22 Meadow Way the proposed extension would not be readily viewed from the 2 houses either side. It would take the property no closer to the neighbouring properties than existing and is no higher than the existing property having been designed with a hipped roof which also reduces the massing.

Given the siting of the extension there are no issues relating to overlooking or loss of light and it is not considered that the proposed extension would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties.

It is not considered that the proposal would have a detrimental impact upon the visual amenity of the neighbouring properties, nor upon the character of the property itself or the area within which it is located. Whilst it can be viewed from within the street scene, the squared off frontage would not be alien as the neighbouring properties have a level elevation to the front, it is subservient and sympathetic to the design of the host building and considered to comply with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1

Siting, scale and massing

At single storey and occupying a modest footprint, the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing property providing a well-balanced development, mirroring existing features on the original property. In terms of the materials, these are set to match those of the existing property as specified in the application form/drawings. and a condition to that effect would be attached to any consent granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

There is a shallow sloped access up-to the front door, this would remain in situ.

Refuse

The storage of refuse bins are not affected by the proposal, and therefore accords with policy EN19 of the Core Strategy.

Parking

Off road car parking is not affected

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupants to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policies DC1 and DC18, policies SP1, EN3 and DM1 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner and with the attachment of appropriate conditions.

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:

Existing Floor Plan and Roof Plan

Existing Elevations

Location Plan

Proposed Floor Plan and Roof Plan

Proposed Elevations

All received 7th May 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 extensions hereby permitted including patching in shall match those of the existing building in type, size, colour texture (including mortar), and those stated on the submitted drawing and Householder Application Form.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

33 Meadow Way, Manchester, M40 9PG
31 Meadow Way, Manchester, M40 9PG
20 Meadow Way, Manchester, M40 9PG
21 Croft Hill Road, Manchester, M40 9GL

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1