

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132381/FH/2021
Date registered valid: 4 April 2022
Proposal: Erection of single storey side and rear wrap around extension
Address: 7 Burnham Drive, Manchester, M19 2JJ
Ward(s): Burnage Ward

Applicant: Tanseen Ganijee 7 Burnham Drive, Manchester, M19 2JJ
Agent (if any): Barry Cullen Flat 27, Brookside Court, 101 Slade Lane, Manchester, M19 2AH
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 08 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 January 2022

Standard consultations:

Printed: 6 April 2022 Expired: 27 April 2022

Neighbour notifications

Printed: 6 April 2022 Expired: 27 April 2022

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:

Tree Preservation Order:

Description of site / building / area

The application relates to an inter-war semi-detached, ground floor bay fronted, first floor rendered dwellinghouse situated within a row of similar properties in a predominantly residential area of Burnage ward.

The property benefits from amenity space along the front, side and rear elevations, gated access along the side elevation; including boundary treatment around the perimeter of the curtilage of the dwellinghouse. The amenity space surrounding the application building is in-part hard surfaced to facilitate off street car parking for at least two vehicles to the front and side of the house.

There is an existing detached garage (approximately length 5.3 metres x width 2.2 metres) which is significantly set-back from the frontage, sited in the rear garden, along the common shared side boundary with no. 9 Burnham Drive, whilst retaining a separation distance of approximately 7.2 metres from the common shared rear boundary with nos. 113 and 115 Kingsway. The existing depth of rear garden is approximately 16.4 metres, and the existing side access approximately 2.9 metres wide. No. 9 Burnham Drive has an existing small, single storey, flat roof rear extension.

Description of development

The submitted proposal relates to the proposed erection of single storey side and rear wrap around extension.

The proposal has been slightly revised in the interest of residential amenity and clarification sought on the submitted location plan, and in relation to a flood risk statement as the proposal is within Flood Zone 2 and as per government standing advice, a flood risk statement would be required for this application, although it was not been included in the initially submitted information.

Following negotiations, revised plans were subsequently submitted, (dated 23/02/2000, 28/03/2022 and 04/04/2022) and a flood risk statement submitted, (dated, 23/02/2022). In terms of the revised proposal, clarification has been provided in terms of refuse management arrangements and the location and storage of wheeled bins.

The proposed revised development proposal relates to the erection of single storey side and rear, "L-shape" wrap-around extension, which would measure approximately length 9645mm x width 2150mm (front elevation) and 8085mm (rear elevation) x maximum height 3830mm. It would be flush with the front building line of the original dwellinghouse and project approximately 9645mm along the side boundary whilst retaining a separation distance of approximately 699mm from the common shared boundary with no. 9 Burnham Drive. It would project beyond the rear building of the application building and along the side boundary with no. 5 Burnham Drive approximately 3000mm into the rear garden, whilst retaining a separation distance of approximately 12.6 metres from the rear common shared boundary with nos. 113 and 115 Kingsway. The proposed extension would incorporate a lean-to pitched roof configuration, with a window along the front elevation, three smaller windows and a door along the side elevation, one window along the side roof elevation, including three windows along the rear roof elevation, along with two further windows and French doors along the rear elevation. In terms of external facing materials, it is intended to match with those on the original dwellinghouse.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representation were received.

Following revised plans, neighbours were re-notified. No comments, objections or representation were received in this instance.

2. Flood Risk Management

Initially objected to the proposed development, as the application was not accompanied by a Flood Risk Statement and the development would be located within Flood zone 2. As per government standing advice, a flood risk assessment is required.

The following information is required to lift the Objection:

A flood risk assessment shall be submitted to and approved in writing by the local planning authority. This may take the abbreviated form of a desktop-study flood risk statement (FRS). For the avoidance of doubt, as per the government standing advice, the assessment must include the following:

- A description of your development.
- An assessment of the flood risk from all sources (such as: fluvial, surface water, groundwater, sewer, reservoir and canal) of flooding for your development (this does not require bespoke hydraulic modelling and may be based on data obtained freely via an Environment Agency data request and opensource data on the DEFRA and government platforms). Note this should include publicly available maps where applicable.
- Identification of any historic flood events on site or within close proximity to the site.
- Provide a plan showing the finished floor levels (FFLs). FFLs should take into consideration predicted flood levels and should be set to an appropriate level, this may be either no lower than existing internal FFLs of the adjoining dwelling or 300 millimetres (mm) above the estimated flood level. All levels should be in mAOD.
- If you cannot raise FFLs 300 mm above the estimated flood level, you should demonstrate flood resilience and resistance measures in your design. Use the following guidance: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>
- Consideration of flood safety measures (such as signing up for EA flood warnings) where required.
- Any supporting plans and drawings.
- See <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice> for further guidance on preparing your documents and obtaining the required data.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required.

Subsequent comments received after the submission of a Flood Risk Assessment.

Recommend APPROVAL with no Condition required.

However, they recommend the following Informative is included within the Decision Notice:

Informative

The applicant should design and construct 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. We recommend considering green SuDS components to mitigate for any loss of permeable area.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the

Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester 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.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Principle of development

The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey side and rear wrap around extension) - Given the pre-existing contextual relationship along the side and rear boundaries, and due to the fact that the proposal would be single storey, and the proposed development would be contained within the existing curtilage of the application site, and there would be no significant impact in terms of massing from the extension, it is therefore considered that the proposal would not have an undue impact in the streetscene or neighbouring houses, specifically; nos. 5 and 9 Burnham Drive and those properties along the rear elevation along Kingsway.

In addition, given the proposed roof configuration, and location of window the proposed extension is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing or overshadowing impacts. Furthermore, the proposed maximum rearward projection at 3000mm is in line with the guidance set out in saved policy DC1 regarding rearward extensions. However, it is recommended that an obscure glazing condition is attached to the proposed side facing windows to serve the "wet room" and "utility room", and a further condition to be attached to the proposed "office" window requiring it to be obscurely glazed and non-opening due to the proposed limited separation distance that would be retained along this elevation. This is considered necessary to safeguard privacy.

Impact of works (Design and appearance) - It is not considered that the revised proposal would unduly harm the character of the building or the general area, and it would be consistent with other similar development along the streetscene. It is also intended to match materials with that of the existing house, although a materials condition has been attached to ensure that the materials are adhered to.

Impact of works (Car Parking / Highways issues) - The existing arrangement would in-part be affected as the existing access along the side gable would be lost to accommodate the proposed extension. However, it has been demonstrated that at least one off-street car parking space would still be retained, within the front curtilage of the property.

Impact of works (Waste Management) - The existing arrangement would be affected as the existing side access would be lost to accommodate the proposed extension. Whilst a proposed access of approximately 699mm wide would be retained along the side elevation, this access falls short of Manchester City Council's minimum standards at 900mm to allow for the safe movement of wheeled bins. However, clarification has been provided in terms of refuse management arrangements, (dated 23/02/2000 and 28/03/2022). A timber frame bin store (depth 735mm x width 2600mm x maximum height 1175mm) would be provided in front of the house, which is considered to be acceptable.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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

In this instance, the initially submitted application has been revised in the interest of residential amenity, (dated 23/02/2000, 28/03/2022 and 04/04/2022). The local Planning Authority in its decision has had due regard to the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The local planning

authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 04 April 2022.
- Proposed Site Plan, received by the City Council as the Local Planning Authority on 28 March 2022.
- Flood Risk Assessment, received by the City Council as the Local Planning Authority on 23 February 2022.
- Bin store information, received by the City Council as the Local Planning Authority on 23 February 2022.
- Existing & Proposed Plans and Elevations, REFERENCE NO: 1292, received by the City Council as the Local Planning Authority on 23 February 2022.

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 external facing materials to be used on the extension hereby permitted shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved 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 development hereby approved other than those shown on: Existing & Proposed Plans and Elevations, REFERENCE NO: 1292, received by the City Council as the Local Planning Authority on 23 February 2022.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation of the development thereby approved, the proposed side facing windows along the common shared boundary with no. 9 Burnham Drive, to serve the "wet room" and "utility room", and as shown on: Existing & Proposed Plans and Elevations, REFERENCE NO: 1292, received by the City Council as the Local Planning Authority on 23 February 2022 shall BOTH be opaquely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - In the interests of residential amenity pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Before first occupation of the development thereby approved, the proposed side facing window along the common shared boundary with no. 9 Burnham Drive, to serve the "office", and as shown on: Existing & Proposed Plans and Elevations, REFERENCE NO: 1292, received by the City Council as the Local Planning Authority on 23 February 2022 shall be opaquely glazed and non-opening to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - In the interests of residential amenity pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informative

1) The applicant should design and construct 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. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
United Utilities Water PLC
MCC Flood Risk Management
United Utilities Water PLC

113 Kingsway, Manchester, M19 2LN
111 Kingsway, Manchester, M19 2LN
109 Kingsway, Manchester, M19 2LN
105 Kingsway, Manchester, M19 2LN
9 Burnham Drive, Manchester, M19 2JJ
6 Burnham Drive, Manchester, M19 2JJ
13 Burnham Drive, Manchester, M19 2JJ
107 Kingsway, Manchester, M19 2LN
103 Kingsway, Manchester, M19 2LN
8 Burnham Drive, Manchester, M19 2JJ
15 Burnham Drive, Manchester, M19 2JJ
12 Burnham Drive, Manchester, M19 2JJ
11 Burnham Drive, Manchester, M19 2JJ
10 Burnham Drive, Manchester, M19 2JJ

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
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: NORTH2