

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130501/FH/2021
Date registered valid: 20 May 2021
Proposal: Erection of a single storey detached building to form granny annexe.
Address: 64 Shawbury Road, Manchester, M23 2ZQ
Ward(s): Baguley Ward

Applicant: Julie Wingfield 64 Shawbury Road, Manchester, M23 2ZQ
Agent (if any): Mr Pete Cossie Contemporary Log Living Grove House , Silvermere Park, Shifnal, TF11 9BW
Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 July 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 July 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 June 2021 Expired: 25 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 application site relates to a two storey semi-detached dwellinghouse set within a large plot of 312 metres². The property appears to be of the pre-fabricated built houses from the interwar period. Its appearance has been modernised in recent years



Listed building: Not applicable

Conservation area: No

Tree Preservation Order: **None**

Description of area

The wider area is residential in nature comprising of similar sized dwellinghouses which were built close to schools and shops.

Description of development

The applicant is seeking planning permission to a single storey detached building to form granny annexe.

Consultations & Notification Responses

Local residents/public opinion – No comments, objections or representations in support of the application have been received.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The Principle – There have been no previous applications at this address and it should be noted at the time of this application that there is an additional application under planning reference 130500/LP/2021 seeking a Certificate of Lawful proposed use or development in order to station a mobile home within the curtilage of a dwelling.

The application has been submitted to create a detached building which will form a granny annexe. The supporting statement and typed letter by the applicant raises that due to the health of the applicant that the annexe is required so that family members can visit and stay to help support the applicant especially later on in life.

Saved policy DC1.5 states that 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.

Therefore, matters that will require consideration, in order to assess the acceptability of any proposal are siting, scale and massing, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers.

Siting, Scale and Massing – The submitted drawings indicate that the proposed annexe building will be located at the rear of the garden close to the shared boundaries with Piper Hill High School and 11 Birling Drive, M23 2ZF (see image 1). In order to accommodate the proposal the existing outbuilding will be demolished.



Map licence number: 100047474

Contemporary Log Living			
Client	Julie Wingfield	Project	Proposed new annex
Address	64 Shawbury Road, Newall Green, Wythenshawe, M23 2ZQ	Drawing	Proposed Block Plan
		number	CLL.0015
		date	20.04.2021
		scale	1:500@A3
		version	1
		revision	0
		10m	20m

Image 1 Proposed Site Plan Drawing

The proposed building would have a lean to roof that raises to the front with a height of 3.12 metres rising to a maximum height of 3.27 metres and an eaves height of 3.11 and 3.26 metres respectively. The proposed outbuilding would also have a length of 10 metres and a width of 5.5 metres.

There is no doubt that the proposed dimensions would result in a large structure within the garden, when assessing the application, consideration should be given to similar structures that could be built under permitted development rights, in particular those allowed under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015. Although the building is taller than what would be allowed under the GPDO (2.5 metres), in

terms of the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) the GPDO does not allow proposal that would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). As the building would occupy just under 46% of the available garden space, the applicant could construct a similar outbuilding but at a slightly reduced size to the one proposed.

Its siting and distance to the nearest residential buildings (Approximately 135 metres to 11 Birling Drive and 70 metres to 62 Shawbury Road) also benefit the proposal as the height is unlikely to result in any overshadowing or overbearing impacts on the neighbouring residential property.

To conclude the siting, scale and massing of the proposal is considered to be acceptable and in accordance with policy DM1 of the Core Strategy.

Design and Appearance – The proposed would take the appearance of a log cabin with Marley Cedral Cladding for the elevations finished in light colour to match the dwelling.

The secluded location of the property together with the siting of the proposal within the rear garden which will afford limited views from the street, the proposal is not considered to have a negative impact on the streetscene.

There are no concerns with the choice of materials, or the design of the proposal and these elements are considered to be acceptable and in accordance with policy DM1 of the Core Strategy.

Residential Amenity – The layout of the proposal indicates a bedroom, shower room, a kitchen and dining area, living room and services. In the supporting statement the applicant has made it clear that the building will be used as ancillary accommodation to the main dwellinghouse. It is recommended that a condition of the approval in order to protect the amenity of neighbouring properties and to ensure that the building is only used for purposes ancillary to the main dwellinghouse.

It is therefore concluded that the proposal would not have a significantly harmful effect on the living conditions of the neighbouring occupiers and would still provide sufficient amenity space for the neighbouring properties. The proposal is therefore considered to be in accordance with DM1 and 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

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:

CLL.0011, CLL.0012, CLL.0015 and Planning Statement May 2021 prepared by Contemporary Log Living stamped as received by the City Council as Local Planning Authority, on the 20th 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 outbuilding as shown on drawings and documents: CLL.0011, CLL.0012, CLL.0015 and Planning Statement May 2021 prepared by Contemporary Log Living stamped as received by the City Council as Local Planning Authority, on the 20th May 2021, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 64 Shawbury Road, Manchester, M23 2ZQ

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

Piper Hill High School, Firbank Road, Manchester, M23 2YS
11 Birling Drive, Manchester, M23 2ZF
9 Birling Drive, Manchester, M23 2ZF
7 Birling Drive, Manchester, M23 2ZF
62 Shawbury Road, Manchester, M23 2ZQ
60 Shawbury Road, Manchester, M23 2ZQ

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 45M
Area Team Boundary - Name: SOUTH

Appendix 3 – Total Area

Total Area = 312.53m²

Dwellinghouse Area = 47.96m²

Area – House = 264.57m²

50% of the total area = 264.57/2
= 132.285m²

Existing Outbuildings

Outbuilding 1 (Original outhouse) = 9.57m² (Plans indicate that this will be removed as it would be in the same location as the proposal)

Outbuilding (Shed) = 12.62m²

Total = 12.62m²

50% of total area = 132.285m² – 12.62m²
= 119.665m² /2
= 59.8325m²

Proposed building area = 10m x 5.5 m
= 55m²

Therefore, proposal would occupy **45.961%**