

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128908/FO/2020

Date registered valid: 3 February 2021

Proposal: Erection of a two storey side extension to form additional living accommodation and formation of driveway at front of property

Address: 12 Dunsmore Close, Manchester, M16 7EW

Ward(s): Moss Side Ward

Applicant: Mr Akmal Khan 12 Dunsmore Close, Manchester, M16 7EW

Agent (if any): Mr Reuben Ramelize Arch Designs Flat 2, 118 Dudley Road, M16 8BR

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 May 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: Due to Covid 19 Pandemic Site Photographs were provided by the applicant.

Standard consultations:

Printed: 8 February 2021 Expired: 1 March 2021

Neighbour notifications

Printed: 9 February 2021 Expired: 2 March 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 late 1980s dwelling houses which comprised of 25 dwelling houses and 10 flats of a similar design and materials. In this case the property is a two storey semi-detached dwelling with render at first floor, facing brick at ground floor and a gable end concrete tiled roof.



Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The area is predominantly residential in nature and located close to the metropolitan boundary with Trafford.

Description of development

The applicant seeks planning permission to erect a two storey side extension to form additional living accommodation and formation of driveway at front of property

Consultations & Notification Responses

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

MCC Flood Risk Management – No objection, recommended that the minimum finished floor levels should be set no lower than the floor levels of the existing property as the property was close to a flood zone 2.

They also recommended that the applicant should design and construct a 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 pursuant to policy EN17 of the Core Strategy.

Highway Services – Raised no objection or concerns to the proposal.

Cadent Gas – Have responded to indicate that the property is served by a gas supply.

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 – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The drawings indicate that the proposal is for a person with a disability, in accordance with saved policy DC1.5 that the Council will consider on their merits exemptions to the policies DC1 in the case of applications from disabled people who may require particular adaptations to their homes.

As with the previous application 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 proposed extension is to the side of the dwellinghouse and will provide additional floor space for a garage and living accommodation at first floor in the form of a bedroom. The extension would have a sideward projection of 4.85 metres which is roughly less than half the width of the original dwellinghouse.

The proposal would be lower than the ridge of the existing dwellinghouse by 160mm at height of 6.474metres, the eaves height would match that of the dwellinghouse at 4.49 metres.

Saved policy DC1.4 of the UDP specifically seeks to resist proposal that result in the actual or potential for terracing. However, in this case there is no terracing due to the application sites differing orientation to the neighbouring property. The proposed development would not, therefore, harm the street scene as a result of terracing due in part to the orientation and lower roof height.

Therefore taking the development as a whole an extension of the size proposed would be subservient to the original dwellinghouse and therefore would not result in a large and bulky addition to the dwellinghouse and as described the height, orientation and distance to neighbouring properties would not result in the loss of sunlight and therefore would not have an overbearing impact on the neighbouring properties.

Therefore the proposal in terms of siting, scale and massing accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Design and Appearance – The extension has been designed to complement the existing dwellinghouse with materials shown to be predominantly painted render. There are no concerns

with the design or appearance, it is recommended that materials are dealt with by means of a planning condition.

Residential Amenity and Accessibility - If the proposed development is approved there would still be sufficient space for outdoor amenity. The proposed drawings show that a wheelchair user could use both the ground and first floor of the extension.

The siting, scale and massing of the proposal have been discussed previously in this report and are found not to cause any detrimental impact on residential amenity. The proposal is therefore considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

Car Parking – The proposal will provide a new garage and driveway, highways have not raised any concerns with the swept path analysis that shows that a vehicle can manoeuvre in forward gear from the application site. The drawings also reveal that the driveway material will be permeable and therefore allow water to drain through it, an informative has been attached to ensure that the applicant design and construct a 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.

Refuse Storage – There would still be room to provide refuse storage at the side of the property.

Flooding – The applicant has confirmed that the floor levels will be the same as existing dwellinghouse. The application site is not located within a flood zone, however it is in close proximity to flood zone 2.

Cadent Gas Ltd - Cadent Gas raised the presences their apparatus within the vicinity of the site, namely an intermediate pipeline. The applicant has been forwarded this information prior to a decision being issued. Cadent also requested that the Health and Safety Executive be notified of the application, however following checks by the planning services the application site falls outside of the outer consultation zone see image 2

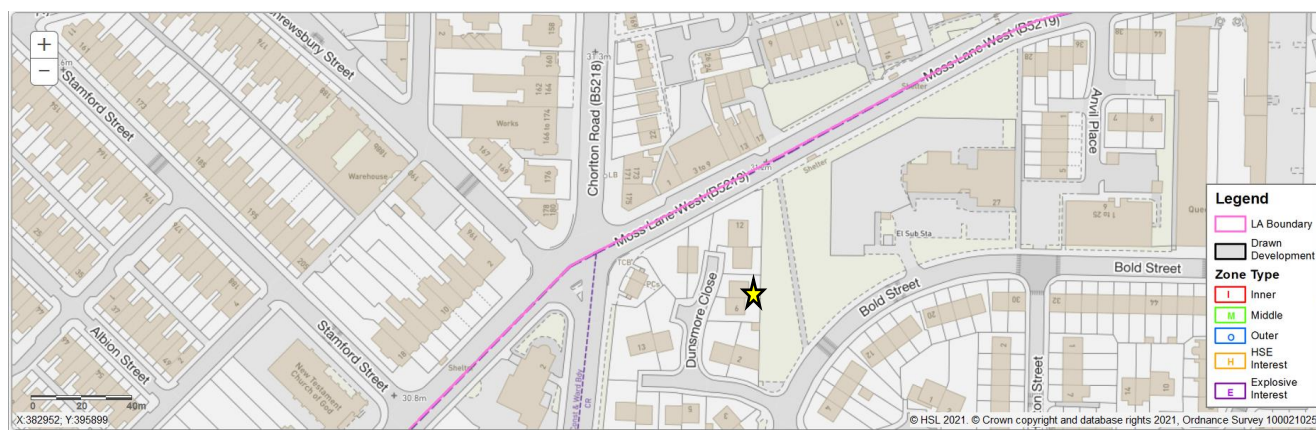


Image 1 HSE Consultation Zones and application site shown as a star.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

A1/02, A1/03 and A1/05 stamped as received by the City Council as Local Planning Authority, on the 01.02.2021

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 extension hereby permitted shall be similar in appearance to those used during the construction of the original dwellinghouse in type, size, colour and texture.

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.

Informatives

1) The applicant should design and construct a 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 pursuant to policy EN17 of the Core Strategy.

2) As the proposed development is within close proximity to a Flood Zone 2 area (within Moss Lane West), we would recommend that as a minimum finished floor levels should be set no lower than the floor levels of the existing property.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Highway Services
Trafford Council

10 Dunsmore Close, Manchester, M16 7EW
8 Dunsmore Close, Manchester, M16 7EW
6 Dunsmore Close, Manchester, M16 7EW
19 Dunsmore Close, Manchester, M16 7EW
17 Dunsmore Close, Manchester, M16 7EW
1 Moss Lane West, Manchester, M15 5PQ
3 Moss Lane West, Manchester, M15 5PQ
5 Moss Lane West, Manchester, M15 5PQ
7 Moss Lane West, Manchester, M15 5PQ
9 Moss Lane West, Manchester, M15 5PQ
11 Moss Lane West, Manchester, M15 5PQ
Flat 2, 15 - 17 Moss Lane West, Manchester, M15 5PQ
13 Moss Lane West, Manchester, M15 5PQ
15 - 17 Moss Lane West, Manchester, M15 5PQ
Flat 1, 15 - 17 Moss Lane West, Manchester, M15 5PQ
13A Moss Lane West, Manchester, M15 5PQ
13B Moss Lane West, Manchester, M15 5PQ
11A
7A Moss Lane West, Manchester, M15 5PQ
3A Moss Lane West, Manchester, M15 5PQ
1A Moss Lane West, Manchester, M15 5PQ

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH