

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129909/FH/2021

Date registered valid: 8 April 2021

Proposal: Erection of a single storey side extension and erection of a single storey detached garage in rear garden to form additional living accommodation

Address: 5 Chanters Close, Manchester, M9 6UY

Ward(s): Higher Blackley Ward

Applicant: Mr Paul Wright 5 Chanters Close, Manchester, M9 6UY

Agent (if any):

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 May 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 April 2021 Expired: 3 May 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The proposal relates to a detached bungalow located at the corner of the t-head junction within Chanters Close. The scheme would involve the erection of a single storey side extension to the western elevation of the dwellinghouse, which faces the highway, together with a detached single storey garage building in the rear garden area alongside the boundary with no. 3 Chanters Close, which would use the existing vehicular access along the eastern elevation of the bungalow.

The property lies within a predominantly residential area of Blackley. The property benefits from garden areas to the front, side and rear, with an existing front porch and off-street car parking space to the eastern side of the property. Existing boundary treatments in the form of a low kick rail with hedge planting to the frontage of the bungalow and wooden panel and concrete post fencing to the side and rear boundary.

Description of Development

Erection of a single storey side extension and erection of a single storey detached garage in rear garden to form additional living accommodation. The submitted application is a resubmission of refused planning application 112060/FH/2016/N1 which was allowed at appeal.

Planning History:

Planning Application referenced 112060/FH/2016/N1 - Erection of a single-storey side extension to form additional living accommodation, together with the erection of an ancillary detached outbuilding within the rear curtilage to form a garage - REFUSED 10 May 2016

Appeal referenced APP/B4215/D/16/3158798- Appeal against refusal of application referenced 112060/FH/2016/N1 - ALLOWED 20 October 2016

Consultations & Notification Responses

Local residents were notified however no responses were received

Environmental Health - recommendation of a Gas Membrane condition

Policy

NPPF (2019)

The National Planning Policy Framework 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.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

- 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.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

Saved UDP Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

Policy DC1.1 - Relates to residential extensions and in this case requires consideration of: the impact of the general character of the property; the effect upon the amenity of neighbouring occupiers; the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs and the overall appearance of the proposal in the street-scene. Given the requirements of the resident it is considered that this policy is relevant and the proposed design represents an appropriate response

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies are relevant for this application:

Policy DM 1 - Development Management

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, odours, litter, vermin, birds, 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.
- Flood risk and drainage.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to 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

Issues

Principle of Development

The proposed Development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the

proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential Amenity

The proposed single storey side extension would be set back 2.45m from the existing front elevation of the property, but would project forward of the existing side gable by 3.350m. There would be a gap of 650mm between the proposed extension and the fencing at the back of pavement fronting onto Chanters Close. There are not considered to be any impacts on residential amenity arising from the proposed extension as the side elevation of the extension faces onto the highway.

The proposed outbuilding would have a dual pitched roof with a maximum height of approx. 3 metres and would be sited in the south corner of the rear garden. Due to its siting and scale the proposed outbuilding is not considered to give rise to any issues with regards to residential or visual amenity.

Visual Amenity

The reason for refusal for the previous application was as follows:

'The proposed development by reason of its scale, mass, and its relationship to the boundary with Chanters Close, and location in relation to siting of the house at no. 7 Chanters Close, would create an unduly visually intrusive feature in the streetscene, in the form of expanse of brickwork along this boundary, which would detract from the character of the area, and be detrimental to visual and residential amenity, and would therefore be contrary to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document'

An appeal was subsequently submitted and the scheme was allowed by the Planning Inspectorate.

The planning inspector concluded the following in the appeal Decision:

Paragraph 4. 'The proposal would place a single storey extension on the western side of this building, and a garage in the rear garden alongside the boundary with No 3 Chanters Close. As the Council has indicated that the proposed garage would be acceptable I do not need to give this aspect of the proposal further consideration here. '

5. The Council's concern relates to the size and location of the proposed extension in what is considered to be a prominent corner location. In this respect I accept that this development would extend the footprint of this dwelling to the west to around 650mm from the property boundary, beyond the position shared with the bungalow on the opposite corner, No 6 Chanters Close.

6. However, my view is that there is sufficient variety within the layout and design of individual dwellings in this group to accommodate further variation. Also, the extension would be well set back from the front building line of the property and would have a lower ridge height. It would therefore appear as a relatively modest addition and not unduly prominent. Furthermore, its design would not be discordant with either the host or surrounding buildings. In this respect my view is that this extension would be visually acceptable even if the current fencing were to be removed or replaced.

7. On this issue I conclude that the proposed development would not have a detrimental effect on the character or appearance of this area. In this respect it would comply with the City of Manchester Unitary Development Plan 1995 (the UDP) which at saved Policy DC1 states that in determining applications for extensions the Council will have regard to the character of the property and its appearance in the street scene. It would also comply with the Manchester Core Strategy Development Plan Document 2012 (the Core Strategy) which at Policies SP1 and DM1 requires development to have regard to the character of the surrounding area.

Given the inspectors considerations and decision on this matter, the proposed scheme is considered to be acceptable.

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, some 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, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework

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 stamped as received by the City Council as Local Planning Authority on 06 April 2021.

-Existing & Proposed Floor Plans and Elevations stamped as received by the City Council as Local Planning Authority on 06 April 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 match those of the existing building 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.

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012)

Appendix 1 – List of consultees & neighbours notified

21 Chanters Close, Manchester, M9 6UY
3 Chanters Close, Manchester, M9 6UY
7 Chanters Close, Manchester, M9 6UY
19 Chanters Close, Manchester, M9 6UY
20 Chanters Close, Manchester, M9 6UY
18 Chanters Close, Manchester, M9 6UY

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1