

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129755/FH/2021

Date registered valid: 31 March 2021

Proposal: Erection of single storey rear extension to form additional living accommodation

Address: 51 The Fairway, Manchester, M40 3WS

Ward(s): Moston Ward

Applicant: Mr A Woods 51 The Fairway, Manchester, M40 3WS

Agent (if any): John Kendal 9 South Square, Thornton-Cleveleys, FY5 1JP

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

Recommendation: Approve

Date of recommendation: 23 April 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: 1 April 2021 Expired: 22 April 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 application site relates to a two storey detached dwellinghouse located within a predominately residential area in the Moston ward of North Manchester. To the south of the site is Moston Brook and to the north east and west are residential properties.

The property has an existing flat roof single storey side extension and a single storey rear extension. The proposed extension would project from the rear elevation of the existing side extension by approx. 5.2 metres and would have a width of approx. 2.8 metres from the side elevation of the existing property and would project in line with the rear elevation of the existing property.

Description of Development

Erection of single storey rear extension to form additional living accommodation

Planning History:

F07881 - Extension to dwellinghouse to form a garage and a porch - APPROVED 20.01.1978

Consultations & Notification Responses

Local residents were notified however no responses were received.

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;

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 extension would come off the existing single storey side extension and would come in line with the rear elevation of the existing property. The proposed extension would be a significant distance from the rear boundary of the property and therefore there are not considered to be any additional impacts on residential amenity than the existing property.

Overall, given the relationship of the application property to the neighbouring boundaries, it is not considered to give rise to any significant additional or adverse overbearing or overshadowing impacts on neighbouring occupiers in accordance with saved UDP policy DC1 and Core Strategy policy DM1.

The proposed extension would involve the insertion of 1 x new window in the rear elevation and 1 x in the side elevation. There are no other properties to the south side elevations and there is a

high timber fence boundary treatment to all sides and therefore there are not considered to be any overlooking impacts associated with the development.

Visual Amenity

The proposed side extension would not be visible within the street scene on The Fairway as it would be site behind the existing flat roof side extension, the roof design and height would be in line with the roof of the existing rear extension. The applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms and would not have any adverse impact on the character of the property or surrounding area.

Due to the above mentioned reasons, the proposed extension is considered to be acceptable and in accordance with Saved UDP Policy DC1 and Core Strategy Policy DM1.

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:

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 accordance with the policies within the Development Plan.

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, Existing Plans and Elevations drawing ref. 001 received by the City Council as Local Planning Authority on 31 March 2021.
- Proposed Elevations drawing ref. 002 received by the City Council as Local Planning Authority on 31 March 2021.
- Proposed Ground Floor Plan drawing ref. 003 received by the City Council as Local Planning Authority on 31 March 2021.
- Proposed Roof Plan drawing ref. 004 received by the City Council as Local Planning Authority on 31 March 2021.
- Proposed Section drawing ref. 005 received by the City Council as Local Planning Authority on 31 March 2021.
- Proposed Section drawing ref. 006 received by the City Council as Local Planning Authority on 31 March 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, or be similar to, 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.

Appendix 1 – List of consultees & neighbours notified

58 West Avenue, Moston, Manchester, M40 3NP
60 West Avenue, Moston, Manchester, M40 3NP
62 West Avenue, Moston, Manchester, M40 3NP
49 The Fairway, Manchester, M40 3WS

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 -
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH1