MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	127495/FH/2020
Date registered valid:	29 July 2020
Proposal:	Erection of a single storey rear extension and creation of rear terrace with associated elevational alterations to provide additional living accommodation following demolition of existing conservatory and extension
Address:	24 Belwood Road, Manchester, M21 9FN
Ward(s):	Chorlton Ward
Applicant:	Mr Anthony & Mrs Michelle Haller, 24 Belwood Road, Manchester, M21 9FN
Agent (if any):	Mr Christopher Marsden, Plans 2 Extend Ltd, The Print Centre, Johnson Street, Atherton, M46 0RB
Case officer:	Jennifer Connor Tel: 0161 234 4545 Email: j.connor3@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	24.09.2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos provided during COVID-19

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 31 July 2020 Expired: 21 August 2020

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/area

The property is a two storey semi-detached property. The area is predominately residential in character.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of a single storey rear extension and creation of rear terrace with associated elevational alterations to provide additional living accommodation following demolition of existing conservatory and extension.

Consultations & Notification Responses

No comments were received from neighbouring properties.

Environmental Health – Please can the following be added to the above application:
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 had pursuant to policy EN18 of the Manchester Core Strategy (2012).

Issues

Policies

National Planning Policy Framework (NPPF) - 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 re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, the NPPF states that `at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

National guidance can be found in the National Planning Policy Framework (NPPF). The central theme to the NPPF is to achieve sustainable development. The Government states that there are three overarching objectives to achieving sustainable development: an economic objective, a social objective and an environmental objective (paragraph 8).

The Development Plan

Manchester's Core Strategy Development Plan Document now forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

Policy SP1 – sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment. The proposal will contribute to maintaining the area as a neighbourhood of choice by allowing the school to accommodate a spike in the number of children presenting for admission at primary level.

Policy DM1 (Development Management) covers issues which need consideration including:
Appropriate siting, layout, scale, form, massing, materials and details
Effects on amenity
Accessibility
Vehicular access and car parking

Issues

Impact on the property and appearance in the street scene

The proposal would not be visible in the street scene, being entirely to the rear of the property.

Therefore, the proposal would not negatively impact upon the visual amenity of the area and as such complies with policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

Design

The proposed extension would be constructed utilising material to match the existing materials on the house, which is considered to be respectful of the host dwelling. The small scale terrace would be a lightweight addition.

Residential Amenity

The proposed single storey flat roof rear extension would project 4.31m from the rear elevation for 5.94m width across the rear of the existing property.

The proposals would not result in an undue loss of light to any neighbouring property by virtue of the property orientation, the relationship of the proposal to the neighbouring property, extensions in place to the neighbouring property and the having regard to the fact that this would replace an existing extension and conservatory.

It is not considered that the extension proposal would create an overly dominant feature or have an overbearing impact to the detriment of the amenity of the occupiers of neighbouring property.

The proposed terrace has been reduced in size and would be enclosed by high level screens to the sides and an obscurely glazed balustrade, this is set out in the conditions. It is therefore considered that the proposal will not offer undue overlooking / loss of privacy to the neighbouring property.

For the reasons set out above, the proposed development therefore complies with the provisions of policy DM1 of the Core Strategy.

Highways

The scheme does not affect parking provision on site. The development would not have an impact upon the road network greater than the current arrangement on site.

Bins

Bin storage would be unaffected by the development proposals.

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 polices 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and has been determined in a timely manner.

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:

P2E180520 - Proposed Rev A

Received 24th September 2020.

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 be as stated on the application forms.

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) Before first occupation of the extensions approved, the balustrade / screens to the terrace shall be obscure 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 - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) 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 had pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

List of properties notified on Uniform

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