

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127678/FH/2020
Date registered valid: 13 August 2020
Proposal: Erection of single storey garage extension to side of property
Address: 12 Aldermoor Close, Manchester, M11 1JQ
Ward(s): Clayton & Openshaw Ward

Applicant: Ms Young 12 Aldermoor Close, Manchester, M11 1JQ
Agent (if any): Mr Alun Jones Llys Y Coed, 54 Ffordd Byrnwr Gwair, Mold, CH7 1FQ
Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22 October 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 September 2020

Standard consultations:

Printed: 14 August 2020 Expired: 4 September 2020

Neighbour notifications

Printed: 14 August 2020 Expired: 4 September 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is centrally located in a housing estate comprising a mix of semi-detached and quasi-detached 2-storey houses. The house style consists of red/orange brick elevation with grey soldier course detailing and grey tiled pitched roofs. The application property is situated at the end of a terrace of 4 properties, presenting its side elevation to the returning corner of Aldermoor Road as it forms a cul-de-sac to the north-east, which is fronted by 14 – 20 Aldermoor Road. The application house has gardens on 3 sides thereby demarcating the site from the street and marking a transition in the building line formed by Nos 14 -20. The site boundary is defined by waney lap fencing, which rises to a height of 1.8 metres as it returns to Aldermoor Close.



Description of development

- i. The erection of an attached garage with a lean-to roof projection from the side by 2.5 metres leaving 3 metres to the side (west) boundary and 11.3 metres to the rear (north) boundary;
- ii. It would be 2.5 metres at its highest point and 2 metres at the eaves;
- iii. The front wall would be set back from the principal elevation by 0.5 metres and have a width of 2.5 metres. It would have a length of 4.5 metres;
- iv. An up and over door would be formed to the front elevation and a door and window to the rear.
- v. The garage would have a pre-fabricated design with matching brickwork to the principal elevation, roof material to match the appearance of the existing house and Derbyshire spar chipping the side and rear elevations.

Consultations & Notification Responses

Local Residents – No comments received.

Highways Services – The following comments have been received:

- i. The proposed single storey garage extension will be sited within the red line boundary of

the site and will not impinge onto the adopted highway;

- ii. The existing on-site car parking provision will remain unaffected by the proposals. As such, the development is unlikely to generate any requirement for vehicles to park on-street.
- iii. It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.
- iv. Pedestrian access will remain as existing, with no boundary alterations

No objection on the basis of the above.

Environmental Health – Historic records indicated that site is on or in the vicinity of an infilled pond/potentially contaminative land uses. A condition has been included to ensure that, in the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land.

Issues

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, paragraph 10 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.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- i. Chapter 12: Achieving well-designed places - States that 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 (paragraph 124).

The proposed development has been appropriately related to the existing house and neighbouring housing. It is considered that the quality of design has been appropriately related to the existing house and surrounding area to thereby accord with chapter 12.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the NPPG:

- i. Consultation and pre-decision matters (ID:15);
- ii. Design (ID:26) - Good quality design is considered to be an integral part of sustainable development;
- iii. Health and well-being (ID:53).

In this case, appropriate neighbour and statutory consultation had been undertaken. The design is satisfactorily related to the original house. The proposed extension would not unduly harm residential amenity. The above sections of PPG would therefore be satisfactorily responded to.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

- i. The creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.
- ii. The development should make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character.
 - b. Making a positive contribution to the health, safety and wellbeing of residents
 - c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
 - d. Protect and enhance the built and natural environment.
 - e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that, although the development would presents a traditional design, it would not detract from the character of housing in the area, and would improve the quality of the existing accommodation to meet changing household needs and maintain existing levels of residential amenity within the area. It would thereby accord with policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) – Relates the need to ensure that new development achieves a satisfactory standard of design. In this case. The use of materials has been informed by the nature of construction. The use of materials to reflect the appearance of the existing house was sought, however the applicant has wished to pursue a spar chipping render to the side and rear. On balance it is considered that this approach would be appropriate given the size of the garage and the screening from the retained fencing. On this basis it is considered that the development would be satisfactorily related to policy EN1.

Policy EN18 (Contaminated Land and Ground Stability) - In accordance with policy EN18, the potential impact of local ground conditions on the development have been assessed. In response to the comments of Environmental Health a watching brief condition has been included as a precautionary measure.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to consideration of the submitted details relating to the applicant's proposals for the provision of a waste management plan to demonstrate how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. How the sustainable waste management needs of the end user will be met.

The existing waste storage arrangements in the rear garden would be retained to secure compliance with policy EN19.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

- i. The impact of the development on the character of the surrounding area;
- ii. Effects on amenity, including privacy;
- iii. Adequacy of internal accommodation and external amenity space;
- iv. Refuse storage and collection;
- v. Vehicular access and car parking.

It is considered that the development would be appropriately related to its context in terms of design, potential impact on residential and visual amenity and retained arrangements for waste storage. Policy DM1 would thereby be accorded with.

Unitary Development Plan - The following saved policies are considered to be relevant:

Policy DC1 - Residential Extensions

Policy DC1.1 - States that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the street-scene;
- e. The effect of the loss of any on-site car parking.

Policy DC1.2 - States that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- b. They do not create an undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding streetscene by virtue of design, use of materials or constructional details;
- d. They would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

It is considered that the proposed development would be relatively modest and its impact would not be significant with the streetscene. The development would also facilitate improved facilities for the occupants of the house. It is considered, that a coherent and satisfactory design has been brought forward to secure compliance with saved policy DC1.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes.

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. In this case, discussions have been undertaken concerning the most appropriate use of materials as part of the development. On balance, it is considered that the originally proposed material would achieve a satisfactory relationship to the house and that sufficient information had been submitted to facilitate the assessment and determination of the development.

Principle of development - The proposed development would allow the adaptation of the existing house to meet changing residential need changing needs. The proposed extension is considered to be proportionate and satisfactorily related to the character of the existing house. The principal of the development is therefore considered to be acceptable.

Height, scale and massing - The proposed garage would be subservient to the existing house in terms of its proportions and height. The garage would be relatively modest and would not have a significant impact on the streetscene. The scale of the development is considered to be acceptable.

Siting – The proposed garage would project beyond the building line formed by houses at 14-20 Aldermoor Road, i.e., houses that are presented to the street as it returns eastwards to form a cul-de-sac. However, the application site is clearly distinguished from this building line by the depth and width of its garden areas and curve of the street. A 3 metre gap would be maintained to the side boundary, it is not considered that the siting would unduly disrupt the appearance of the streetscene, particularly as the development would be screened by retained fencing.

Design - The development represents a simple design form that responds the character of the house. Given its scale and proportions it is considered to be acceptable.

Residential amenity – Given the limited scale, height and proportions of the garage, it is not considered that the development would unduly affect residential amenity.

Highways issues – Unaffected by the development.

Land conditions - The recommendations of Environmental Health have been related to the development by condition.

Waste Management - The existing arrangements would be retained, i.e., access to the rear garden would be retained for appropriate bin storage.

Conclusion - It is considered that the development has been satisfactorily related to the existing house and the surrounding context. The proposed development is therefore 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, discussions have been undertaken concern the most appropriate use of materials as part of the development. On balance, it is considered that the originally proposed material would achieve a satisfactory relationship to the house and that sufficient information had been submitted to facilitate the assessment and determination of the development.

Condition(s) to be attached to decision for approval

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 stamped as received by the City Council as local planning authority on: 13 August 2020:

Householder planning application forms;
Location plan;
Existing plans and elevations received;
Proposed plans and elevations;
Drawing from Nucrete Ltd confirming materials specification only.

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 for the City of Manchester.

3) The materials to be used in the construction of the front (south) elevation of the authorised garage and its roof shall match the appearance of the existing house, in terms of colour and texture. The elevation in the side (west) and rear (north) elevations shall be constructed using Derbyshire multi spar chipping render as specified in drawing from Nucrete Ltd dated 13 August 2020. The material used in the implementation of the development shall be maintained in situ thereafter.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no garage shall be used for any purpose which would preclude its use for the parking of a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.

Reason - The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety in order to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

5) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time during the watching brief, throughout the construction period, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this, prior to the occupation of the garage hereby approved.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

Informatives

1. Environmental Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2. In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

3. It is recommended that any new external fittings (i.e. windows and/or doors) should be certified to Secured by Design standards.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

9 Aldermoor Close, Manchester, M11 1GF
62 Aldermoor Close, Manchester, M11 1JQ
69 Aldermoor Close, Manchester, M11 1GF
60 Aldermoor Close, Manchester, M11 1JQ
14 Aldermoor Close, Manchester, M11 1JQ
10 Aldermoor Close, Manchester, M11 1JQ
71 Aldermoor Close, Manchester, M11 1GF
67 Aldermoor Close, Manchester, M11 1GF
11 Aldermoor Close, Manchester, M11 1GF

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2