

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126593/FH/2020

Date registered valid: 26 March 2020

Proposal: Erection of a single storey extension to the side of the property to form additional living accommodation

Address: 7 Samlesbury Close, Manchester, M20 2FJ

Ward(s): Didsbury West Ward

Applicant: MR Robert Lomas 7 Samlesbury Close, Manchester, M20 2FJ

Agent (if any): Mr Neill Murray Summit Conservatory Design Ltd 12 Crofters Meadow, Farrington Moss, Preston, PR26 6QT

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: t.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18th May 2020

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: 31 March 2020 Expired: 21 April 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

The application relates to a two storey mid-'90s detached dwellinghouse of reddish brickwork with a grey gable end roof, projecting square bay windows, a porch and an attached garage. The property includes a garden to the side and rear bounded by brick walls topped with fencing and a driveway. Samlesbury Close a short residential cul-de-sac, located at the junction of Dene Road and Palatine Road in the Didsbury West ward. It consists of 8 detached family houses with gardens which were built in the mid-'90s (043256/FO/SOUTH1/93) with the permitted development rights removed.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential and benefits from its proximity to Didsbury Village, transport links and plenty of greenspace.

Description of development

Erection of a single storey extension to the side of the property to form additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are two previous planning applications relating to this site as follows;

Planning reference 123602/PDE/2019, this application was returned

Planning reference 123925/FH/2019 for the erection of a single storey side extension to provide additional living accommodation. This application was approved on 20th August 2019.

Residential Amenity

The site comprises a modern detached property within a predominantly residential area of Manchester with similar size properties some of which undergone enlargements over the years.

The applicant proposes to erect a single storey side extension which would project out from the original side wall of the house measuring 3.5 metres x 3.5 metres extending partway along the side to a height of 2.6 metres with a flat roof and the addition of a lantern roof light. Windows are proposed on the sides with Bi folding doors. Given that the adjacent property no. 5 Samlesbury Close has a garage to the side together with the existing high boundary treatment, it is not anticipated that there would be any overlooking or loss of privacy from the doors or windows.

This property is a 90's build residential dwelling house situated off Palatine Road and as part of the planning approvals the permitted development rights were removed from properties relating to amongst other things the installation of extensions without first seeking prior consent. . The reason for this restriction was "to safeguard the amenities of the occupiers of nearby residential accommodation".

The extension would be visible from the public highway and therefore would feature within the street scene. The character of the area has already changed over time as the houses in the immediate vicinity are themselves altered and extended, rear extensions and rear conservatories are particularly popular. Therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

Scale and Mass

The extensions would not present an unusual feature in the immediate area and due to the existence of other similar extensions to a variety of house types in the immediate area, the size of the extension is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials by way of brick as specified in the application form. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse Storage

The proposed development does not impact on the refuse storage arrangements for the property; amenity space is still retained at the side and rear.

Parking

The existing car parking arrangements are unaffected by this proposal.

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

Positive and proactive working - 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.

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:

Proposed plans and elevations as received 26th March 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 hereby permitted shall match those as specified on the application form/drawings 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

****PLEASE NOTE - the below information is related to Low and Medium Pressure Assets. You may be contacted separately by our engineers regarding High/Intermediate Pressure Pipelines.****

Considerations in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

Appendix 1 – List of consultees & neighbours notified

5 Samlesbury Close, Manchester, M20 2FJ
4 Twyford Close, Manchester, M20 2YR
2 Twyford Close, Manchester, M20 2YR
9 Samlesbury Close, Manchester, M20 2FJ
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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
Area Team Boundary - Name: SOUTH