

Planning

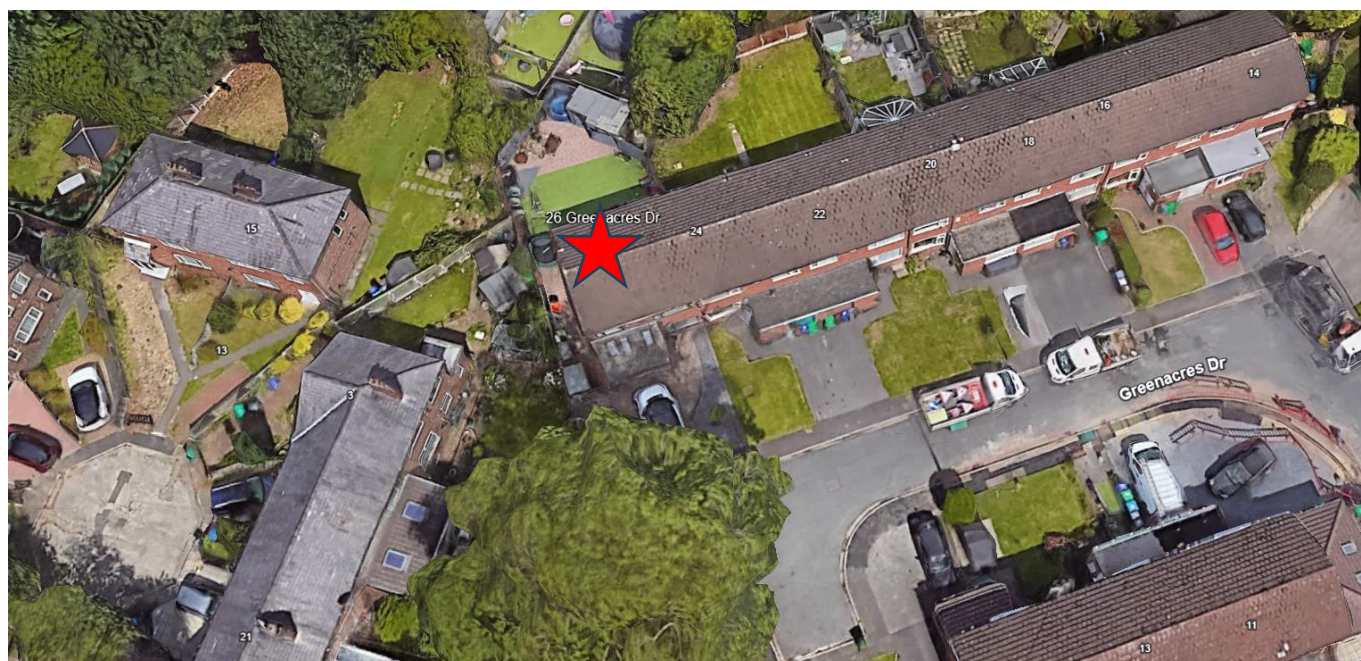
Growth & Development

Delegated officer report for planning application

Application no. 142184/FH/2025
Date registered valid: 26 February 2025
Proposal: Erection of part single, part two storey rear and side extension to form additional living accommodation
Address: 26 Greenacres Drive, Manchester, M19 1SB
Ward(s): Burnage Ward

Applicant: Ms Stephanie Glover
Agent (if any): Mr Thomas Burney
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23rd April 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 February 2025 Expired: 19 March 2025

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 site/building relates to a two storey end terraced dwelling house in the Burnage ward area of Manchester. The property features a single storey projection forming a front entrance and kitchen enlargement. Single storey projections are a common theme in this area and appear to be original to the properties constructed originally as garages; some which have been converted overtime.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

Erection of part single, part two storey rear and side extension 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 responses have been received as a result of this proposal.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 Policy EN 19 - Waste Management

- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

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.

Previous history relating to 26 Greenacres Drive

141751/FH/2024 - Erection of part single, part two storey side and single storey rear extension to form additional living accommodation. - This application was withdrawn on 05.02.2025

Residential Amenity

The applicant is seeking planning permission for the erection of part single, part two storey rear and side extension to form additional living accommodation. This is a resubmission of a previously withdrawn application due to previously raised concerns by the City Council. This scheme is now being considered with an amended proposal.

Ground Floor

The proposal would be in line with the principal elevation of the host dwelling to a width towards the site boundary measuring 2.025m extending rearwards along the side measuring 11.870m with a projection beyond the rear wall measuring 2.320m. The proposal would form a wraparound of the property extending across the rear up to the shared boundary with the adjoining property no. 24 Greenacres. A window is proposed on the front elevation with two sets of sliding doors along the rear elevation; no windows are proposed on the side elevation. The roof would be hipped at the front and mono pitch on the rear with the inclusion of 3 x roof lights on the front and 2 x roof lights on the rear.

First floor

The first floor would be set back from the principal elevation substantially extending rearwards to a length of 5.125m and projecting beyond the rear wall measuring 2.320m. The extension would form a wraparound to a width of 5.120m retaining a large gap to the shared boundary with the adjoining property no. 24 Greenacres Drive. Windows would be situated on the front and rear elevations; no windows are proposed along the side elevation.

Given the orientation of the property together with the gaps retained at either side of the property, it is not considered that there would be any overshadowing or loss of light to the adjacent properties. Given the relationship with the adjacent property no. 17 Holmside Gardens there is no risk of terracing. There is no undue overlooking offered by the proposal.

The impression of subservience is achieved by the setback from the front and set down from the original height of the roof. Given the projection, it is considered that the proportions of the extension are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property.

The extension would be visible from the public highway and therefore would feature within the street scene. However, the character of the area has been retained therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The height of the proposed extension relates to the height parameters of the existing host dwelling. The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are 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 and tile as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely 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.

Bins

The applicant has provided details of the bin storage area to the front which would be screened within a store as indicated on drawing no. PL002 received via email on 23/04/2025 therefore is considered would be acceptable.

Car parking

Off road car parking space would still be retained to the site on the front driveway and therefore is unaffected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 documents:

Received on 18th February 2025 numbered PL002 Proposed Floor Plans and Elevations

Received on 23rd April 2025 numbered PL002 Existing and Proposed Site Plan

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those as stated on the Householder Application Form 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) Notwithstanding the location of the proposed bin store, details of the bin storage and specifications of all materials to be used on all external elevations shall be submitted to and approved in writing by the City Council as local planning authority before construction of the extension commences.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

20 Woodcroft Avenue, Manchester, M19 1SF
19 Holmside Gardens, Manchester, M19 1WR
15 Holmside Gardens, Manchester, M19 1WR
17 Greenacres Drive, Manchester, M19 1SB
24 Greenacres Drive, Manchester, M19 1SB
19 Greenacres Drive, Manchester, M19 1SB
17 Woodcroft Avenue, Manchester, M19 1SF
19 Woodcroft Avenue, Manchester, M19 1SF
27 Holmside Gardens, Manchester, M19 1WR
17 Holmside Gardens, Manchester, M19 1WR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA