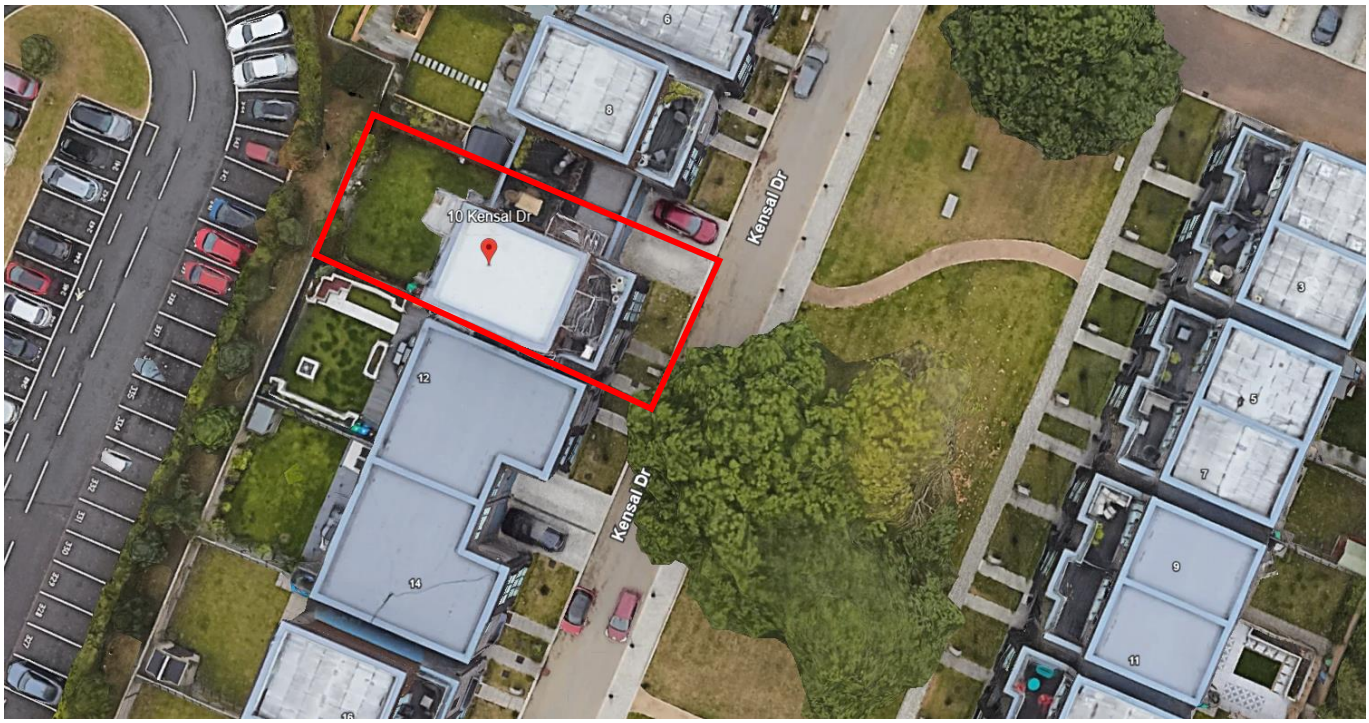
MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141861/FH/2025
Date registered valid:	7 January 2025
Proposal:	Erection of single storey rear extension to create additional habitable space
Address:	10 Kensal Drive, Manchester, M20 2NE
Ward(s):	Didsbury West Ward
Applicant:	Mr Richard Hornby
Agent (if any):	Mr Garry Thomason Mondoso Ltd T/A The Extension Guys
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**26th February 2025**

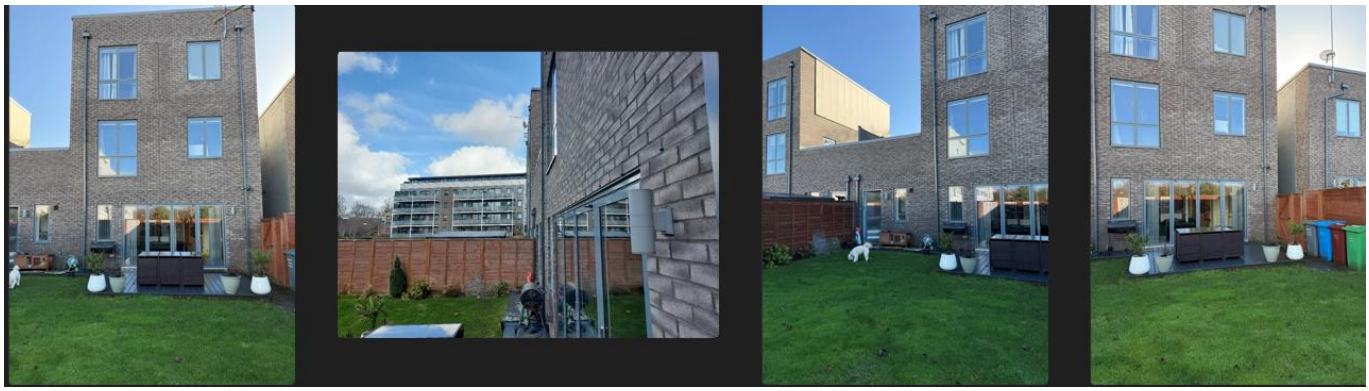


Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 25 February 2025
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 16 January 2025 Expired: 6 February 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 relates to a three storey modern link detached property of mixed grey brick and grey cladding. There is an open planned landscaped garden to the front, attached garage to one side and access along the other with garden to the rear. The entrance to the front features a decorative canopy. There is a driveway to the front of the garage to allow additional off road car parking. The second floor features a balcony overlooking the front of the street.



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

Description of area

The area is predominantly residential in nature located close to Princess Parkway.

Description of development

The applicant seeks planning permission for the erection of a single storey rear extension.



Consultations & Notification Responses

Local residents/public opinion – one letter of objection has been received in relation to this scheme. Summary of comments as follows:

- Worry about the construction noise , air pollution from the construction and about the effects on flood risk for concreting their garden
- Surface water flooding risk
- The proposed extension may restrict sun and daylight especially in the afternoon

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.

History relating to 10 Kensal Drive

There have been no previous planning applications relating to this site, however, the site forms part of the new estate built circa 2019

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey rear extension. This would provide additional living space for the occupants of the property. A local resident raised concerns with regard to construction noise, surface water flooding and loss of light.

The applicant proposes to erect an extension which would be sited across the rear wall of the property measuring 3.0m in projection and 4.2m in width. The roof would be a dual pitch roof with the addition of four roof lights. Sliding doors are proposed on the rear elevation with a large window proposed on the north elevation facing no. 8 Kensal Drive, however, given the existing boundary treatment together with the distance to the shared boundary, it is not anticipated that there would be any overlooking or loss of privacy given by the introduction of a door in this location.

Due to the minimal projection from the rear wall of the property, it is not anticipated that the introduction of a single storey extension in this location would provide undue harm to the occupiers of adjoining or surrounding properties including loss of light and overshadowing.

Normally, this extension would fall within the criteria identified within permitted development as the projection off the rear wall does not exceed 3.0 m however, the applicant seeks planning permission as condition no. **27** attached to planning approval 117303/FO/2017 removed permitted development rights as follows:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions or additional development shall be erected under Part 1, Class A (extensions) unless expressly permitted by the City Council as local planning authority.

Reason - Alterations to the proposed development could have an adverse impact on the visual amenity of the area contrary to the provisions of Core Strategy policy DM1.

The footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

The proposed extension would be sited along the rear wall of the property. It 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 extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design and appearance

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be matching 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.

Refuse

The storage of refuse bins are not affected by the proposal.

Parking

Not affected by this proposal.

Conclusion

The proposal has been sited and designed to ensure that it in keeping with the existing property and is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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 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

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

Received 7th January 2025 numbered SSRE-10KD- 003 Proposed Floor Plan

Received 7th January 2025 numbered SSRE-10KD- 004 Revision A Proposed Elevations

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 forms 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.

Appendix 1 – List of consultees & neighbours notified

8 Kensal Drive, Manchester, M20 2NE
12 Kensal Drive, Manchester, M20 2NE
13 Kensal Drive, Manchester, M20 2NE
11 Kensal Drive, Manchester, M20 2NE
9 Kensal Drive, Manchester, M20 2NE
7 Kensal Drive, Manchester, M20 2NE
5 Kensal Drive, Manchester, M20 2NE
Sir William Siemens House, Princess Road, Manchester, M20 2UR

Appendix 2 – Planning constraints

Article 4 Direction - South Manchester PD Restriction - Class B1(a) To C3
Article 4 Direction - South Manchester PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA