

**PLANNING****GROWTH & DEVELOPMENT****DELEGATED OFFICER REPORT FOR PLANNING APPLICATION****APPLICATION NO.** 141886/FH/2025**DATE REGISTERED VALID:** 20 January 2025**PROPOSAL:** Erection of single storey outbuilding following demolition of existing outbuildings.**ADDRESS:** 9 Cranleigh Drive, Manchester, M33 3PL**WARD(S):** Brooklands Ward**APPLICANT:** Me Lee Jones**AGENT (IF ANY):****CASE OFFICER:** Joshua Lee  
Tel: 0161 219 2851  
Email: [joshua.lee@manchester.gov.uk](mailto:joshua.lee@manchester.gov.uk)**RECOMMENDATION:** Approve**DATE OF RECOMMENDATION:** 07 March 2025

## APPLICATION DETAILS

|                                         |                                                       |
|-----------------------------------------|-------------------------------------------------------|
| <b>Type of application:</b>             | Full Householder Application                          |
| <b>Development type:</b>                | Householder                                           |
| <b>Date of site visit:</b>              | 06 January 2025                                       |
| <b>Standard consultations:</b>          | Printed: 31 January 2025    Expired: 21 February 2025 |
| <b>Neighbour notifications:</b>         | Printed: 31 January 2025    Expired: 21 February 2025 |
| <b>Site notice:</b>                     | No site notice has been produced                      |
| <b>Press advert:</b>                    | No press advert had been published                    |
| <b>Departure from Development Plan:</b> | No                                                    |
| <b>Environmental Statement:</b>         | Not required                                          |
| <b>Listed building:</b>                 | Not applicable                                        |
| <b>Conservation area:</b>               | Not applicable                                        |
| <b>Tree Preservation Order:</b>         | Not applicable                                        |

## DESCRIPTION OF SITE/BUILDING

Proposal relates to a semidetached dwellinghouse on Cranleigh Drive. The property features and existing two storey rear extension and further ground floor extension, single storey garage and 2no outbuilding in the rear garden.



Figure 1. Street scene

## DESCRIPTION OF AREA

The property is in a mostly residential part of the Brooklands ward of Manchester. The property sits within Flood Zone 3.



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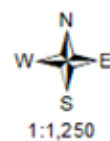


Figure 2. Location plan

## DESCRIPTION OF DEVELOPMENT

Erection of single storey outbuilding following demolition of existing outbuildings.

The proposed outbuilding sits at the rear boundary. The proposed outbuilding measures 13520mm x 5500mm with a maximum height of 3100mm to the front sloping to 3000mm at the rear. The proposed outbuilding is finished with glazing to the front.

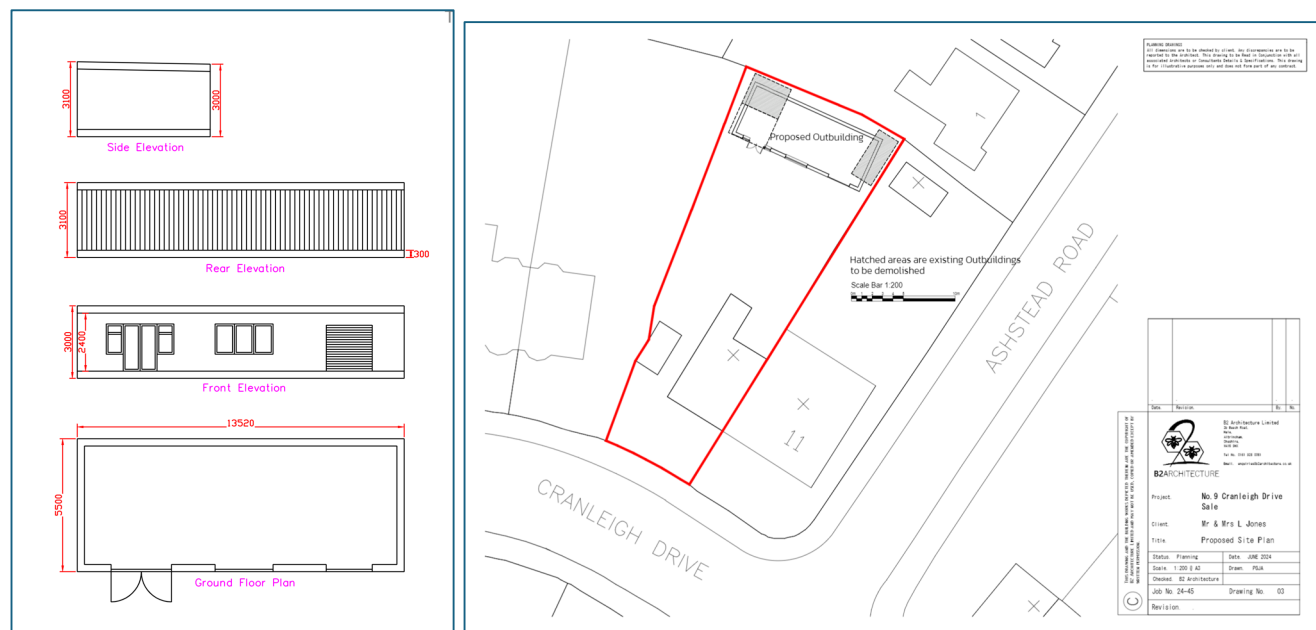


Figure 3. Proposed plans and elevations

## PLANNING HISTORY

140369/FH/2024

Description: Erection of a single storey outbuilding following demolition of existing outbuildings

Decision: Approved 17/09/2024

046271/FH/SOUTH3/94

Description: Part Single/Part Two Storey Extension To Dwellinghouse To Form Garage/Porch And Enlarged Kitchen With a Bedroom Over

Decision: Approved 01/11/1994

## CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

### CONSULTATIONS

#### MANCHESTER CITY COUNCIL FLOOD RISK MANAGEMENT

Manchester City Council Flood Risk Management were consulted on this application and had no objections to the proposed development.

### NOTIFICATIONS

#### LOCAL RESIDENTS

No representations received.

## RELEVANT POLICIES

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
- [Extant Unitary Development Plan \(UDP\) –](#)
  - Citywide Development Control Policies
    - DC1 - Residential extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
    - JP-S4: Flood Risk and the Water Environment
  - Places for People
    - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\) –](#)
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
  - Section 14 - Meeting the challenge of climate change, flooding and coastal change

## ISSUES

### APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The proposal is designed to be subservient to the original dwelling house being entirely at ground level and at the rear of the property.

The proposed outbuilding is 600mm above permitted development (PD) and the minimal extra massing would have little impact on the location especially considering the lower 3000mm roofline to the rear. Large outbuildings can be built under PD rules and its likely if the height was reduced this proposal would be acceptable under PD rules.

The proposed outbuilding is to be finished in white render. Although render is not a predominant feature of these properties as the proposed outbuilding cannot be seen from the street and is only single storey the visual impact is minimal.

It's noted that a similar scheme was recently approved 140369/FH/2024

### IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

The proposal cannot be seen from the street so has minimal harm to the street scene.

The proposal is similar in size, scale, design to others nearby, notably the existing outbuilding which have previously been accepted and other extensions and outbuildings in the area. Therefore, it can fit on the property site and won't disrupt the area's existing features.

It is noted that the site already has permission for an outbuilding with a larger maximum roof height and was found to have minimal massing impacts.

## EFFECTS ON AMENITY, INCLUDING PRIVACY, LIGHT, NOISE, VIBRATION, AIR QUALITY, ODOURS, LITTER, VERMIN, BIRDS, ROAD SAFETY AND TRAFFIC GENERATION.

### PRIVACY

The proposal includes adding glazing to face into the rear garden and rear elevation of the main dwellinghouse. Given the glazing is at ground level there is minimal harm to local privacy.

### LIGHT

Given the proposal is at the rear of the garden and is entirely single storey the impact to local light is minimal.

### NOISE

The new outbuilding is not expected to generate additional noise beyond what is reasonably expected of a residential dwelling. The outbuilding is conditioned for incidental use of the main dwelling.

### ACCESSIBILITY

The proposal does not change how people can get in and out of the main dwelling.

### ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds internal space with minimal effect to the outdoor area maintain a large rear garden.

### REFUSE STORAGE AND COLLECTION.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site.

### VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park at the property.

### GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a garden beyond the siting of the proposed development and would maintain a good level of private green space post development.

### FLOOD RISK AND DRAINAGE.

The site is in Flood Zone 3 and a Minor Extension Flood Risk proforma and Environment Agency Flood risk data submitted. Flood Risk Management had no further comments to make.

## 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.

## CONCLUSION

The proposed development at 9 Cranleigh Drive involves the erection of a single-storey outbuilding following the demolition of existing outbuildings. The application has been thoroughly reviewed, considering factors such as design, scale, impact on the surrounding area, and compliance with relevant policies. The proposed outbuilding is deemed to have minimal visual impact, does not adversely affect local privacy or light, and maintains adequate green space. Additionally, there are no objections from the Manchester City Council Flood Risk Management, and no representations were received from local residents. Therefore, the proposal is considered acceptable and is recommended for approval, subject to the specified conditions.

## 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 therefore determined within a timely manner.

#### 1. 3-YEAR TIME LIMIT

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. SPECIFIED PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

|    |                                   |             |                                               |
|----|-----------------------------------|-------------|-----------------------------------------------|
| a. | Application Form                  | 13 Jan 2025 | APPLICATION FORM                              |
| b. | Drawing - Location Plan           | 13 Jan 2025 | 02                                            |
| c. | Drawing - Site Plan               | 13 Jan 2025 | 03                                            |
| d. | Drawing - Proposed                | 13 Jan 2025 | PLANS AND ELEVATIONS                          |
| e. | Flood Risk Assessment or Drainage | 20 Jan 2025 | Minor Extensions Flood Risk Proforma          |
| f. | Flood Risk Assessment or Drainage | 20 Jan 2025 | Environment Agency Flood risk assessment data |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

#### 3. SPECIFIED MATERIALS

The materials to be used on the external surfaces hereby permitted shall match those as specified on the 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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

#### 4. ANCILLARY LIVING ACCOMMODATION

The development hereby approved is for ancillary living accommodation for the main dwellinghouse. The proposed outbuilding is not to be used as an additional dwelling at the location or for short term lettings and is

explicitly for the private enjoyment of the occupants of the main dwellinghouse unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

## APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

CC Flood Risk Management

8 Cranleigh Drive, Manchester, M33 3PL

6 Cranleigh Drive, Manchester, M33 3PL

10 Cranleigh Drive, Manchester, M33 3PL

1 Ashstead Road, Manchester, M33 3SB

7 Cranleigh Drive, Manchester, M33 3PL

11 Cranleigh Drive, Manchester, M33 3PL

13 Greenoak Drive, Manchester, M33 3QA

## APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA