

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142013/FH/2025
Date registered valid: 29 January 2025
Proposal: Erection of single storey side and rear extension following demolition of existing conservatory and store.
Address: 2 Lysander Close, Manchester, M14 7EH
Ward(s): Fallowfield Ward

Applicant: Mr. Anil George
Agent (if any): Mr. Niamat Ali NA Design
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17th March 2025



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: 30 January 2025 Expired: 20 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/building relates to a two storey semi detached property in the Fallowfield ward area of Manchester. The property is located at the corner of Lysander Close and Bethnall Drive surrounded by similar style properties, some of which have been altered or enlarged previously by way of rear conservatories. The property is of brick and render and features an attached garage to the side and rear conservatory. Hardstanding is to the front which provides off road car parking and garden to the rear. The application site is unique as the land to the rear veers off at an angle.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with similar type properties ranging from semi and terraced properties.

Description of development

The applicant is seeking planning permission for the erection of single storey side and rear extension following demolition of existing conservatory and store.



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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 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 changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 2 Lysander Close

Planning reference 071197/FH/2004/S1 - for erection of a conservatory to rear. This application was approved on 12.05.2004

Although there are no further applications relating to the site, there are two further applications relating to the surrounding area which encompass the site. These are for Environmental improvements to the Bethnall Drive Estate, including landscaping works (tree planting, improvements to existing open spaces); provision of doors to existing car ports; provision of new boundary fencing and gates; creation of allotments to the rear of Martlett Close and creation of a gated courtyard off Ventura Close.

Residential Amenity

The applicant is seeking planning permission for the erection of single storey side and rear extension following demolition of existing conservatory and store.

The proposal would be set back from the principle elevation measuring approximately 800mm measuring approximately 2.5m towards the site boundary. The proposal will extend along the side following the angle of the site boundary with a projection beyond the rear wall measuring 6.0m. The extension would continue across the rear wall up to the shared boundary with the adjoining semi detached property no. 4. Lysander Close with a projection reduced to 4.0m.

Windows are proposed on the front elevation, a window and door on the rear with double doors and a window in the side elevation facing towards the adjoining semi detached property no. 4 Lysander Close and a window facing onto the street. Although there is a window proposed within the side elevation facing the adjoining property, given the current boundary treatment together

with the distance retained to the shared boundary, it is not anticipated that there would be any overlooking or loss of privacy given by the position of the window. The window facing the street would be fixed and obscurely glazed and to ensure that this is adhered to, a condition has been attached.

Given the varying separation at the rear along the shared boundary with the adjoining semi detached property, it is considered that the introduction of a 4.0m projection in this location would not be considered to be a harmful addition. Furthermore, the adjoining semi detached property has an existing single storey rear projection along the shared boundary.

Although the extension projects further than what DC1 policy would allow, it is considered that given the orientation of the property together with the fact that the proposal is single storey, there would be no overshadowing or loss of light as a result of the proposal. In addition, should the applicant build a single storey extension under the Larger Homes scheme in the same materials, not adjoining the side, receive no objection and comply with all other relevant limitations, this would be allowed to be built under permitted development.

It is considered that in this instance, this is considered to be an acceptable addition to the property and would not provide an impact within the street scene or upon the occupiers of surrounding properties.

The extension would be visible from the public highway and therefore would be a 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, given the developments height, projection and relationship to adjacent properties, it is considered that the proportions of the extension to the side and rear are acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal 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 changes 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 and appearance

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 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

Bins

The applicant has provided details which show a gate in the side/rear for the movement of refuse bins for collection. Therefore the proposal complies with Policy EN19 of the CS

Car parking

Off street car parking still remains at the front of the property and therefore is unaffected by this proposal.

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and 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.

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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan

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 on 29th January 2025 numbered NA-P02 Proposed Floor Plans and 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 of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture. Those materials being brick to match the existing gable wall of the dwellinghouse and roof covering to match the roof of the dwellinghouse.

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) Before first occupation the windows in the side elevation facing the street, shall be fixed and obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

4 Bethnall Drive, Manchester, M14 7ED
10 Bethnall Drive, Manchester, M14 7ED
17 Bethnall Drive, Manchester, M14 7FX
8 Bethnall Drive, Manchester, M14 7ED
2 Bethnall Drive, Manchester, M14 7ED
1 Lysander Close, Manchester, M14 7EH
4 Lysander Close, Manchester, M14 7EH
3 Lysander Close, Manchester, M14 7EH
6 Bethnall Drive, Manchester, M14 7ED

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