

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141484/FH/2024

**Date registered valid:** 11 November 2024

**Proposal:** Erection of a single storey rear extension following demolition of existing single storey rear outrigger together with the installation of detached rear outbuilding following demolition of existing outbuilding

**Address:** 4 South Meade, Manchester, M21 8EB

**Ward(s):** Chorlton Ward

**Applicant:** Mr S Turner

**Agent (if any):** Material Studio Architects

**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 6<sup>th</sup> January 2025



## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 20 November 2024

**Standard consultations:**

No consultations have been printed and sent.

**Neighbour notifications**

Printed: 13 November 2024

Expired: 4 December 2024

**Site notice**

Printed: 20 November 2024

Expired: 11 December 2024

**Press advert**

Published: 19 November 2024

Expired: 10 December 2024

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

The site/building relates to two storey semi detached property in the Chorlton ward area of Manchester. The property is characterised by semi detached properties of the same era and style as the host dwelling. Gardens are to the front and rear with access along the side. Off road car parking is available for up to two cars at the front of the property on a driveway.



**Listed building:** Not applicable

**Conservation area:** Chorltonville Conservation Area 1992

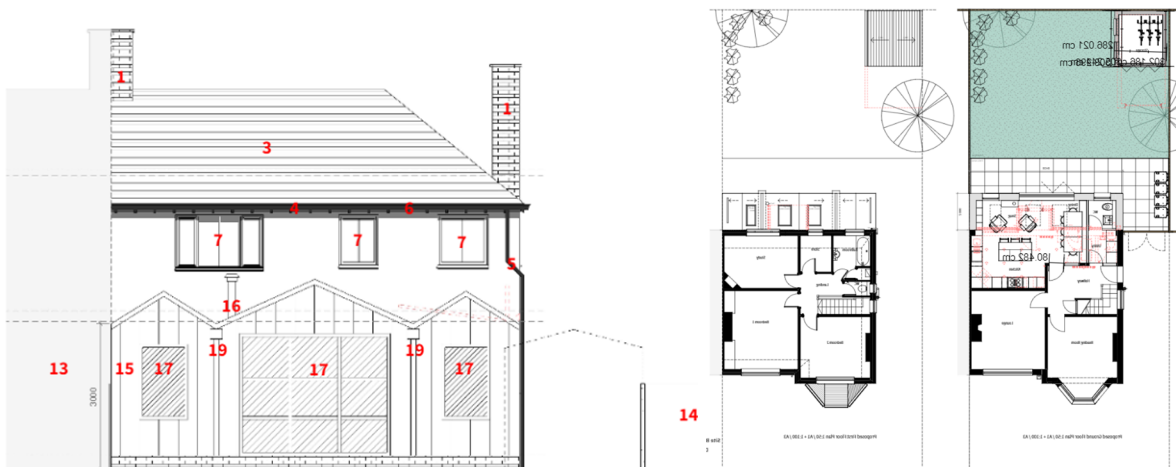
**Tree Preservation Order:** Not applicable

## **Description of area**

The area is predominantly residential in nature and is located within the Chorltonville Conservation Area.

## **Description of development**

The applicant proposes to erect a single storey rear extension following demolition of existing single storey rear outrigger together with the installation of detached rear outbuilding following demolition of existing outbuilding.



## **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 extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

### **History in relation to 4 South Meade**

Previous planning applications relating to this site as follows:

123254/TCA/2019 - Recv: 05.04.2019

No objection - 17.06.2019 4 South Meade, Manchester, M21 8EB Works to trees - proposed felling of 2 dead silver birch (T1 & T2), and pruning of a Laurel T3, Willow T4

130292/TCA/2021 - Recv: 29.04.2021

No objection - 14.06.2021 4 South Meade, Manchester, M21 8EB, Works to tree - proposed crown reduction to a Cherry by 1 - 2m

### **Residential Amenity**

The applicant proposes to erect a single storey rear extension following demolition of existing single storey rear outrigger together with the installation of detached rear outbuilding following demolition of existing outbuilding.

### **Single storey rear**

The property features a single storey rear outrigger with a dual pitch roof. Following demolition of the structure, the proposed extension would project off the rear wall of the property and would measure approximately 2.0m extending across the rear up to the shared boundary with the adjoining semi-detached property. The roof would be a triple gable roof with the inclusion of three roof lights and a fire flue no higher than the ridge height. Bi folding doors would be positioned across the rear elevation leading into the rear garden with the addition of two windows. No windows are proposed on the side elevations.

The extension would be designed to be noticeable contemporary addition to the dwelling which it achieves by adopting a combination of roof design and appearance together with the proposed materials which define the extension and are acceptable for this scheme.

It is considered that given the proposal is single storey with a projection of 2.0m which meets with DC1 policy, it is not anticipated that the introduction of a single storey extension in this location would provide a significant impact to the occupiers of properties either side.

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.

### Outbuilding

The applicant proposes a single storey detached outbuilding following demolition of an existing outbuilding which would be located in the rear garden measuring 3.0m in depth x 2.8m in width to a total height of 3.0m approximately with a dual pitch roof. Windows are proposed on the side elevation facing the rear garden and bi folding doors on the front elevation.

Given the gap retained to the shared boundary with the adjoining semi detached property no. 2 South Meade together with the existing boundary treatment, it is not anticipated that there would be any significant overlooking or loss of privacy given by the windows on the side elevation of the outbuilding.

The outbuilding is for use for storage/bicycles purposes only ancillary to the host dwelling. The outbuilding has been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed outbuilding can be acceptably accommodated at the application property retaining a large proportion of amenity space to the site. Furthermore, there have been no objections to this proposal. It is not anticipated that the proposal would provide a detrimental impact upon the occupiers of adjoining or surrounding properties.

It is considered that the proposal would not interfere with the existing characteristics of the area and given the orientation of the application site, it is not considered that there would be any significant loss of light or overshadowing as a result of the proposal. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an outbuilding to the rear of the property.

Overall, there have been no objections to this proposal and in addition, it is considered that the garden can accommodate an extension to the host dwelling and an outbuilding of this size. It is not anticipated that the proposal would provide a visual impact on the occupiers surrounding properties.

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 size and footprint of the proposal 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.

### Impact on the Chorltonville Conservation Area

The proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme.

The proposal would be located in a suitable position and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

### Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use render, brick and Zinc for the walls and Concrete Tiles and Zinc for the roof finish as specified in the application form together with Charred Timber Cladding and roof tile on the outbuilding. 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.

### Disabled access

Not applicable

### Bins

Bins storage is not affected by this proposal as there is an adequate space retained to the shared boundary for the movement of refuse bins.

### Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected 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**

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 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 11th November 2024 numbered LP2408-3-300 Proposed Front and Rear Elevations

Received 11th November 2024 numbered LP2408-3-301 Proposed Side A Elevation

Received 11th November 2024 numbered LP2408-3-302 Proposed Side B Elevation

Received 11th November 2024 numbered LP2408-3-200 Proposed Ground and First Floor Plans

Received 11th November 2024 Design and Access Statement

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 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.

#### **Appendix 1 – List of consultees & neighbours notified**

6 South Meade, Manchester, M21 8EB  
2 South Meade, Manchester, M21 8EB  
7 The Meade, Manchester, M21 8EP  
70 South Drive, Manchester, M21 8FB  
72 South Drive, Manchester, M21 8FB  
1 South Meade, Manchester, M21 8EB

#### **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Conservation Area - Chorltonville Conservation Area 1992  
Historic Landfill Site 250m Buffer -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: SOUTH AREA