Planning

Growth & Development

Delegated officer report for planning application

Application no.	140738/FH/2024
Date registered valid:	9 August 2024
Proposal:	Erection of single storey side and rear extension to form additional living accommodation
Address:	17 Red Cedar Close, Manchester, M9 7GS
Ward(s):	Charlestown Ward
Applicant:	Mr Jamie Leamon
Agent (if any):	
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**4 October 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 September 2024

Standard consultations:
Printed: 20 August 2024 Expired: 11 September 2024

Neighbour notifications
Printed: 20 August 2024 Expired: 11 September 2024

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 17 Red Cedar Close within the north Manchester ward of Charlestown. The application site relates to an end-terraced, two storey dwellinghouse attached to a part two storey, part three storey terrace constructed of sandstone brick with red brick detailing with grey roof tiles. Amenity space to the front of the property consists of an off street driveway and a small section of soft landscaping. Amenity space to the rear is accessible via an open path in-between the applicant site and neighbouring property no.15 Red Cedar Close. Amenity space to the rear is enclosed and consists of a stepped garden reflecting the changing topography and areas of both soft and hard landscaping.

Description of area

The surrounding area is residential in nature comprising of the new build development at Booth Hall Road (see planning history section for further details).

Description of development

The submitted application seeks planning permission for the erection of single storey side and rear extension to form additional living accommodation.

The side extension would be set back from the primary elevation of the host property by 0.6 metres and would have approximate dimensions of Height: 3.6 x Length: 8.2 x Width: 2.4 metres.

The rear extension would wrap into the proposed side extension and would have approximate dimensions of Height: 3.6 x Length: 2 x Width: 7.7 metres.

The proposal would involve the insertion of a window within the front elevation and a set of sliding doors, two associated windows within the rear elevation and three rooflights within the roof.

Materials to be used throughout the proposal as listed in detail within the application form would, to summarise, include:
-brick walls to match existing
-grey slate effect roof tiles to match existing
-3 no. white UPVC windows to match existing
-Korniche bi-folding doors.

Negotiations during the Course of the Application

During the course of the application, the agent was asked to clarify the bin store arrangements as a result of the proposal. Within the application form, reference was made to the removal of the front grassed area at the site. This was subsequently removed from the application form.

Planning History

Whilst no history exists for the property of 17 Red Cedar Close, applications exist for the development of the wider site. This includes:
109760/JO/2015/N1- Land Off Charlestown Road- Variation of conditions 2, 5 and 7 of planning permission 108188/JO/2015/N1 to allow substitution of house type to plots 6-7, 22, 23-26, 36-37, 48-49, 81, 84, 92-95, 106, 109, 194-196, 200-201 and 213-215, relocation of plots 5, 8-13, 44-47, 56-57, 80, 82-83, 85-91, 107-108, 120-121, 180-186, 193, 197-199 and 202 to facilitate the change, substitution and addition of single detached garages to plots 45 and 58.
Approved 14 October 2015.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Highway Services

Highway Services were consulted and provided the following comments:
The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Environmental Health

Environmental Health were consulted on the application and confirmed they had no comments to make.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed and beautiful places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey side and rear extension to form additional living accommodation. The scheme is considered acceptable as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.15 Red Cedar Close would be impacted by both the proposed side extension and rear extension. The side extension would be sited against the shared alleyway with the neighbour and so whilst it would result in built form when the neighbour uses this alley, it would not restrict the neighbour’s ability to use this space. No windows are inserted within the side elevation of the properties so the proposed side extension would not give rise to loss of light implications.

No.15 Red Cedar Close would experience the proposed rear extension at the site; however the built form would be separated by the existing boundary treatment between the two properties and alleyway. Given this, given the extension to the rear would only extend 2 metres and given no.15’s existing rear canopy, it would not create an overbearing feature nor any severe loss of light implications to no.15. No windows would be inserted in the direction of the neighbour and so no adverse privacy implications would be experienced by no.15. A condition would be placed on any approval granted to restrict the number of windows and doors approved within this consent.

No.19 would be impacted by the proposed 2 metre rear extension to be sited against the shared boundary. As the projection would be limited and given the remaining space within the applicant’s garden plus given the proposal is single storey, it would not cause an overbearing feature to the neighbouring property. Both properties are south facing and as the proposal is single storey, any level of potential loss of light would not be considered severe. No windows would be inserted in the direction of the neighbouring property and so no adverse privacy implications would occur.

There are no neighbouring properties to the rear of the applicant site and no adverse amenity implications would occur for any neighbours in this direction.

The insertion of a window within the front elevation of the proposal is not considered to give rise to any adverse privacy implications given the set back of the side extension from the streetscene.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity, as such the proposal is considered compliant to policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design and Appearance

Side extension:
The side extension would have a slight set back from the primary elevation of the host property and be single storey. As such, the extension is considered to create a small and subservient addition to the property and therefore be acceptable in form and massing.

Rear extension:
The rear extension with a projection of 2 metres is considered to create a small feature to the rear of the site and a rear extension with a projection of 3 metres (although not the wrap round element) would comply with both Permitted Development rights and policy DC1.3 of the UDP. The wrap round feature of the proposal is considered common place and so acceptable in size and form.

Materials:
Materials to be used have been listed in the report previously and are considered acceptable and would in the most case match the host property. A materials condition to this effect would be attached to any approval granted.

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.

Car Parking

Space would still be retained for one car to be parked off street. Highway Services were consulted on the proposal and raised no concern with the erection of the side extension. This is considered acceptable.

Bin Storage

Via email on 29 September 2024, the agent confirmed bins would be stored within the rear amenity space following the re-location of the timber gate in the rear garden. Within the consent for the development of the estate (109760/JO/2015/N1) there is no restriction to the relocation of the rear timber gates. As such, this arrangement is considered acceptable.

Front Grassed Area

The initial application form stated the front grassed area would be lost as a result of the proposal to increase parking provision. The loss of this greenery within this application is not considered acceptable and reference to this work was removed from the application form.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, information has been received which is considered to satisfy requested information and appropriate conditions have been attached to any approval granted.

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:
-Drawing- Proposed- Ground Floor Plan, numbered SSSE-17RCC-003, stamped as received by the City Council as Local Planning Authority on 9 August 2024.
-Drawing- Existing & Proposed- Elevations, numbered SSSE-17RCC-004 REV A, stamped as received by the City Council as Local Planning Authority on 9 August 2024.
-Correspondence- Confirmation of Bin Store Provision, stamped as received by the City Council as Local Planning Authority on 29 September 2024.
-Application Form, stamped as received by the City Council as Local Planning Authority on 30 September 2024.

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

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form and specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

21 Red Cedar Close, Manchester, M9 7GS
14 Red Cedar Close, Manchester, M9 7GS
15 Red Cedar Close, Manchester, M9 7GS
19 Red Cedar Close, Manchester, M9 7GS
81 Charlestown Road, Manchester, M9 7AD
16 Red Cedar Close, Manchester, M9 7GS
18 Red Cedar Close, Manchester, M9 7GS
20 Red Cedar Close, Manchester, M9 7GS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA