MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139125/FH/2024
Date registered valid:	20 August 2024
Proposal:	Erection of single storey side extension to create additional living accommodation
Address:	13 Morningside Drive, Manchester, M20 5PQ
Ward(s):	Didsbury East Ward
Applicant:	Mrs Ellen Maulder
Agent (if any):	Mr Garry Thomason, The Extension Guys
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15 October 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23rd September 2024

Standard consultations:
Printed: 28 August 2024 Expired: 18 September 2024

Neighbour notifications
Printed: 28 August 2024 Expired: 18 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
The site relates to a two storey semi- detached property in the Didsbury East ward of Manchester. The property is identified as 13 Morningside Drive. It is a bay fronted property with gardens to the front and rear and off- road parking. There is an integral garage and utility room on the side of the property, which is squared off on the frontage, however tapers as you travel along the side of the common boundary with number 11 Morningside Drive. This existing single storey element is to be demolished to facilitate the proposed development.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential in nature, with properties of a similar age style and character to the proposal site. The River Mersey runs to the south of the proposal site and Parrs Wood High school to the north east. The property is close to many local services.

Description of development
The proposal is for the erection of a single storey side extension to the eastern side of the property. This would provide additional accommodation in the form of a lounge / office and utility room.

Consultations & Notification Responses
Local residents were informed- no representations have been received.

Flood Risk Management- No objections subject to the attachment of a watching brief due to the sites close proximity to the culvert.

Issues

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)

Principle
The principle of extending an existing residential property in an established residential area is considered acceptable subject to there being no detrimental impacts upon either the residential / visual amenity of the neighbouring properties or character of the property or the area within which it is located.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight to indicate otherwise.

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.

Residential Amenity
The applicant is seeking planning permission for the erection of a single storey side extension to create additional living accommodation following the demolition of the existing single storey side extension that currently occupies approximately the same position. The extension would follow the line of the common boundary with number 11 Morningside Drive.
The proposed extension would sit forward slightly from the principle front elevation to join up with the front porch. It is also proposed to squared off at the point where it would meet the existing single storey rear extension. There are no windows proposed in the side elevation, with these being in the front or rear overlooking the applicants own garden. It is not considered that there would be any detrimental impacts upon the level of amenity currently enjoyed by the neighbouring properties as a result of loss of privacy or overlooking.

Visual amenity-
Beyond the replacement of the garage door with a window to the front elevation, there would be very little difference when viewed within the context of the street scene or when viewed from the neighbouring properties.

Scale and Massing
When viewed in the context of the existing property the extension is considered acceptable. It is not considered that the scale and massing of the proposal would cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extension would not present as an unusual feature in the immediate area and is similar in appearance to extensions carried out on other properties. The size of the extension retains the

subservience of the previous extension in that location. The roof to the frontage has been designed with a hip to match the existing roof design, when viewed in the context of the street scene and then changes to a single storey extension as it runs down the side of the property. It is similar in appearance to a variety of house types in the immediate area, the size of the extension is considered acceptable within the surrounding area.

It is therefore considered that the scale and massing of the proposed extension is satisfactory and is considered to accord with saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

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 brick and tiles as specified in the application form. A condition to that effect will be attached to any condition granted The design of the extension has been tailored to fit the shape of the existing property/plot and respects the existing relationship with the neighbouring property at the side and rear and is considered acceptable.

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 Storage
Given that the proposed extension would extend right up to the common boundary, the bins if stored to the rear of the property would not be able to be brought through to the frontage on collection day. As such a condition would be attached to any consent granted requiring the submission of the details of an appropriate bin store to the front of the property.

Flood Risk - the application site lies within Flood Zone 2. No objections subject to the attachment of a condition relating to the properties location to a culvert.

In addition, the submitted drawings indicate that the floor level of the proposed extension is to be consistent with the existing floor level of the host dwellinghouse. Moreover, the submitted plans indicate that the proposed extension would feature an access / egress point within the front and its rear elevation, which ensures the retention of adequate emergency evacuation routes in the event of a flood.
The proposal is therefore considered to accord with policy EN14 of the Core Strategy

Parking
Whilst the proposal results in the loss of the garage space to an additional loung/ office, there is still capacity within curtilage to provide for an off road parking space. As such it would not detrimentally affect the parking situation within the vicinity of the site.

Conclusion
Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area and the property itself is retained. The proposal has been sited and designed to ensure that it remains subservient to the original house and is considered acceptable in this location, 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

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. There were no issues of sufficient weight to merit refusal, and the application has been determined in accordance with both national and local policies.

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:
Location Plan- 13MD-001 Rev A
Proposed Floor Plans 13-MD-004
Proposed Elevations 13-MD-005
All received 20th August 2024

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 building in type, size, colour and texture, and as stated on the Householder Application Form.

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) Prior to the occupation of the development hereby approved, the details of a bin store including size, location and materials shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall implemented, and thereafter retained and maintained so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

5) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Informatives

1) MCC records highlight that the underground Parrs Wood Drain is located within close proximity to the site (approximately 83 m to the Northeast of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following

link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

8 Morningside Drive, Manchester, M20 5PR
6 Morningside Drive, Manchester, M20 5PR
12 Denholm Road, Manchester, M20 5PP
15 Morningside Drive, Manchester, M20 5PQ
11 Morningside Drive, Manchester, M20 5PQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH AREA