MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141055/FH/2024
Date registered valid:	1 October 2024
Proposal:	Erection of a single storey side and rear extension following demolition of existing single storey side extension and rear outrigger.
Address:	110 Fog Lane, Manchester, M20 6SP
Ward(s):	Didsbury East Ward
Applicant:	Mr Preston & Ms Gorham
Agent (if any):	Mr Steven Mellor, William McCall
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18th November 2024**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 15 October 2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 7 October 2024 Expired: 28 October 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/building relates to a two storey semi detached property in the Didsbury East ward area of Manchester. Gardens are to the front and rear with hardstanding paving providing off road car parking for one vehicle. The site features a single storey side extension and single storey rear outrigger. To the front of the property are gable fronted bay windows and recessed porch with brick detailed arch entrance.



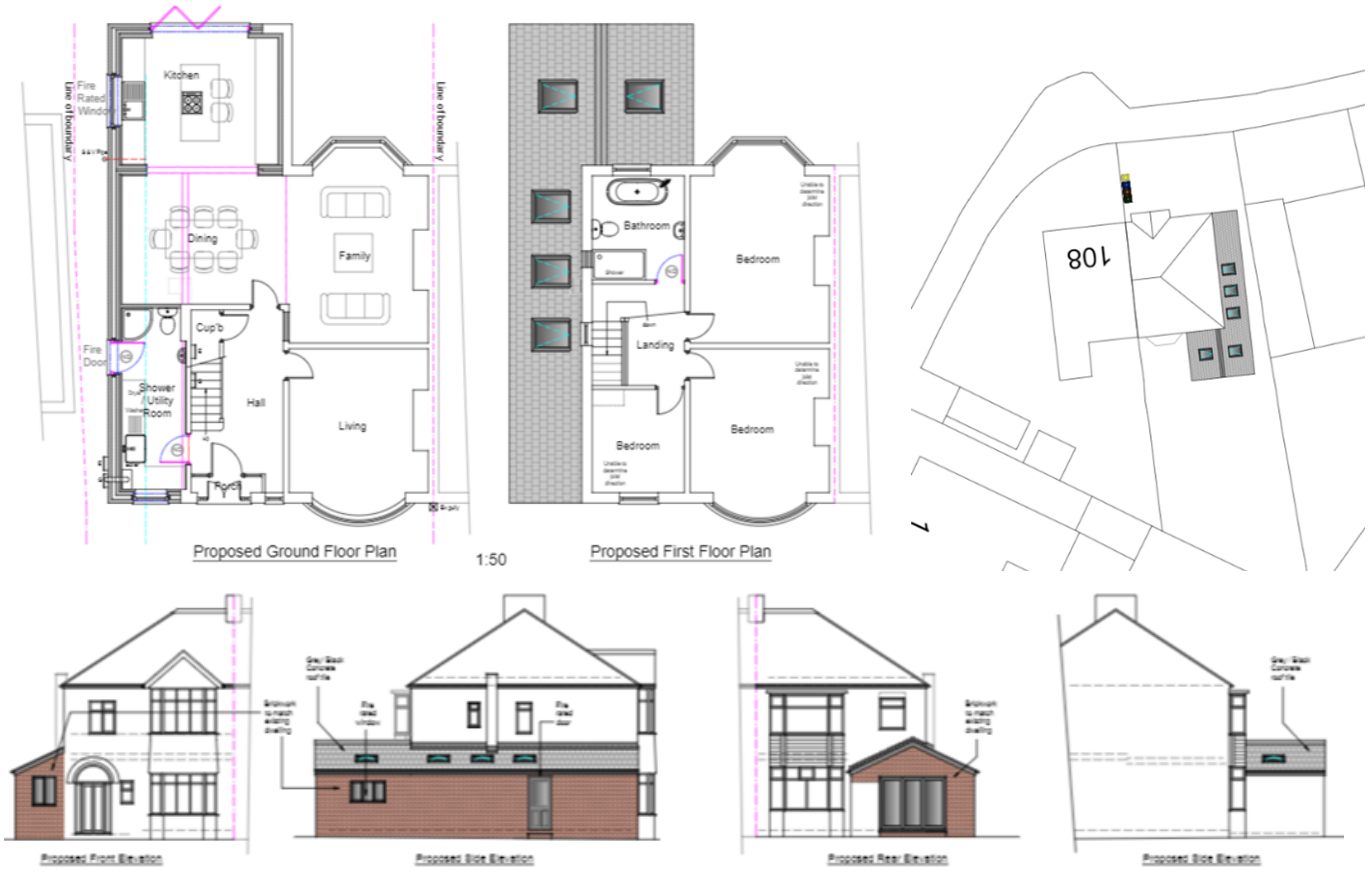
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

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



Consultations & Notification Responses

Local residents, as per Appendix 1 - 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

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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 relating to 110 Fog Lane

No previous planning applications relating to this site.

Residential Amenity

The proposal will see the erection of a single storey side and rear extension following demolition of existing single storey side extension and rear outrigger.

The extension would project off the side wall measuring 2.0m in width in line with the front wall of the property extending rearwards measuring 12.5m approximately with a projection beyond the rear wall measuring 3.7m. The proposal would wrap around the property extending partway across the rear wall measuring 5.0m in width retaining a large gap to the shared boundary with the adjoining semi detached property no. 108 Fog Lane. A gap would be retained to the shared boundary with no. 112 Fog Lane measuring between 500mm and 800mm respectively.

The roof would be a sloping roof along the side and gable to the rear with the inclusion of five roof lights. There would be a window to the front elevation, a window and door along the side elevation and bi folding doors on the rear elevation. The window on the side elevation serves a kitchen. However, given the gap to the shared boundary together with the existing boundary treatment, it

is not anticipated that there would be any overlooking or loss of privacy afforded by the window along the side elevation.

The proposal would be visible from the public highway and therefore would feature within the street scene; however, the character of the area is retained although houses in the immediate vicinity are themselves altered and extended; therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the proposal is considered comparable in terms of size and its position to others found in the immediate area and would not provide a domineering and harmful outlook on the occupiers of the adjoining properties. It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Overall, it is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is considered acceptable and detailed as what is normally expected of such a structure. 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 and tile as specified in the application form.

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring properties at either side and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Waste management

The applicant has provided bin storage details showing the location of the bins at the front of the property screened by a timber bin store. This is considered would accord with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal is considered 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, or the character and appearance of the surrounding street scene, 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. No significant problems have arisen during the consideration of this application.

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:

Revised received 14th October 2024 numbered 07/24/75 REV A Proposed Plans and Elevations

Received 1st October 2024 numbered 07/24/75 2 of 2 Proposed Block plan of site

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 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 policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 2, 1 Princes Avenue, Manchester, M20 6SE
Flat 13, 3 Princes Avenue, Manchester, M20 6SE
Flat 7, 3 Princes Avenue, Manchester, M20 6SE
Flat 6, 1 Princes Avenue, Manchester, M20 6SE
Flat 12, 3 Princes Avenue, Manchester, M20 6SE
77A Austin Drive, Manchester, M20 6FA
5 Willoughby Avenue, Manchester, M20 6AS
3 Willoughby Avenue, Manchester, M20 6AS
Flat 9, 3 Princes Avenue, Manchester, M20 6SE
Flat 8, 3 Princes Avenue, Manchester, M20 6SE
Flat 11, 1 Princes Avenue, Manchester, M20 6SE
Flat 10, 1 Princes Avenue, Manchester, M20 6SE
Flat 5, 1 Princes Avenue, Manchester, M20 6SE
Flat 4, 1 Princes Avenue, Manchester, M20 6SE
71 Fog Lane, Manchester, M20 6AR
67 Fog Lane, Manchester, M20 6AR
1 Willoughby Avenue, Manchester, M20 6AS
7 Willoughby Avenue, Manchester, M20 6AS
114 Fog Lane, Manchester, M20 6SP
112 Fog Lane, Manchester, M20 6SP
108 Fog Lane, Manchester, M20 6SP
69 Fog Lane, Manchester, M20 6AR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA