MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140574/FH/2024
Date registered valid:	10 September 2024
Proposal:	Erection of part single, part two-storey side and single storey rear extension and front porch.
Address:	6 Lynton Drive, Manchester, M19 2LQ
Ward(s):	Burnage Ward
Applicant:	Mr Zafar Iqbal
Agent (if any):	Mr Reuben Ramelize Arch Designs
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	5 November 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 October 2024

Standard consultations:
Printed: 16 September 2024 Expired: 7 October 2024

Neighbour notifications
Printed: 16 September 2024 Expired: 7 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a 2 storey, hip roof, bay fronted, semi-detached dwellinghouse within a cul-de-sac of similar properties in a predominantly residential setting of Levenshulme ward.

The application dwellinghouse is architecturally striking due the existing render along first floor front elevation.

The site benefits amenity space to the front, side and rear. There is an existing small lean-to single storey rear outrigger, detached outbuilding / garage along the side elevation - with driveway in front; together with boundary treatment approximately 1.8 metres along the side and rear elevations.

A public footpath runs along the side boundary of the application site and that of no. 4 Lynton Drive to connect with Connaught Avenue along the rear boundary. The two properties maintain an existing separation distance of approximately 9.8 metres along the side elevation.





(Officer's site visit, 07.10.2024)

Planning History

o 136881/TEL/2023 - Prior Approval application for the installation of a 15m high telecommunications mast, supporting six antennas, together with three associated equipment cabinets, APPROVED, 06/2023.

o 126709/FH/2020 - Erection of part single, part two storey rear extension, creation of off road parking connecting to Connaught Ave and new boundary treatment, APPROVED 09/2020.

Description of development

The submitted application relates to a proposed part single, part two-storey side and single storey rear extension, together with front porch.

It is intended to remove the existing outbuilding the facilitate the proposed development.

The proposed side extension element along the ground floor would be sited along the side elevation of the host dwelling, whilst being flush with the front building line. It would project in a straight line forward of the side boundary approximately 4262mm wide, it then cranks and projects along this boundary and into the rear garden approximately 7584mm, whilst retaining a distance of approximately 648mm from the side boundary. It then returns forward of the side elevation of the host dwelling approximately 3000mm wide, whilst being stepped in from its rear building line approximately 850mm. The ground floor element would incorporate a lean-to pitch roof design with a maximum proposed roof height at approximately 3776mm. It would include 2no. windows along the front elevation and 1no. window along the rear elevation. The proposal along the first floor would sit above the ground floor element whilst also being flush with the front building line of the host dwelling. It would project in a straight line forward of the side boundary approximately 3000mm wide, and then projects in a straight line and into the rear garden approximately 7156mm. It then returns forward of the side elevation of the host dwelling approximately 3000mm wide, whilst being stepped in from the rear building line approximately 850mm. The first floor element would incorporate a hip roof design with the proposed roof ridge dropped below that of the existing roof ridge. It would include 1no. window along the first floor front elevation, together with 1no. window along the first floor rear elevation.

With regards to the single storey rear extension element with stepped access, it would be stepped in approximately 200mm from the common shared boundary with no.8 Lynton Drive to

leave a small gap from this boundary. It would be flush with the side building line of the original dwellinghouse and would measure approximately 3282mm deep x 6345mm wide x 3887mm maximum height. It would include a lean-to pitch roof design, together with 1no.window and bi-fold doors along the rear elevation.

The proposed porch with stepped access, would be placed in front of the existing front door and would be sited alongside the existing bay window. It would project forward of the existing bay window and the proposed side extension and would measure approximately 2072 mm deep x 3869mm wide x 3951mm maximum height. It would include a pitch roof, a door along the front elevation; together with 1no. window each along the side elevation.

In terms of external facing materials, it is intended to use materials matching the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Flood Risk

Flood risk officers have advised that the submitted FRA can be approved with no further comment and for the following informative to be included

Informative:

Culvert:

MCC records highlight that the underground Willow Brook is located within close proximity to the site (approximately 32 m to the South 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.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the

Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system `only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through `which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following polices are considered to be relevant:

- JP-S1 - Sustainable development

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

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

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

- Chapter 2: Design

ISSUES

Principle

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (Erection of part single, part two-storey side and single storey rear extension and front porch) - In this instance, light of the existing site context, coupled with a public footpath running along the side boundary, the separation distance between the application dwelling and no. 4 Lynton Drive, the turning circle and the Connaught Avenue highway along the rear boundary and the fact that no. 4 Lynton Drive has existing built form along the side boundary; together with the sizable plot that would still be retained, and fact that the proposal would be contained within the curtilage of the application site, it is considered that the proposed development would be acceptable in this location in this instance. Moreover, the proposed rearward projection at approximately 3282mm deep is within the guidance set out in saved UDP policy DC1.3 a) regarding rearward extensions. Therefore, for these reasons and on balance, and subject to planning conditions, the submitted plan is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing, overshadowing or loss of privacy impacts; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 of the Unitary Development Plan.

Impact of works (design and appearance) - The proposed development is considered to be acceptable in design terms, and it is also intended to match materials with those of the existing building. However, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 of the Unitary Development Plan.

Impact of works (waste management) - Although the existing side access would be significantly lost to accommodate the proposed extension, it is intended retain to a distance of approximately 648mm from the side boundary to allow for access; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (car parking) - Whilst the existing detached garage would be lost to accommodate the proposed extension, the existing driveway would be maintained; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007); policy JP-S1 - Sustainable development of Places for Everyone (2022 - 2039), and no comments or objections have been received in response to this application from local residents.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but has attached appropriate conditions to the approval.

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:

o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 22 July 2024.

o Flood Risk Assessment, received by the City Council as the Local Planning Authority on 10 September 2024.

o Location Plan with application site edged in red, DRAWING NO: A3/05, received by the City Council as the Local Planning Authority on 05 November 2024.

o Existing Plans, DRAWING NO: A1/01, received by the City Council as the Local Planning Authority on 22 July 2024.

o Existing Elevations, DRAWING NO: A1/01, received by the City Council as the Local Planning Authority on 22 July 2024.

o Proposed Plans, DRAWING NO: A1/01, received by the City Council as the Local Planning Authority on 22 July 2024.

o Proposed Elevations, DRAWING NO: A1/01, received by the City Council as the Local Planning Authority on 22 July 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans and submitted information; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the extension hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Core Strategy (July 2012).

4) 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 development hereby approved other than those stated on:

o Proposed Plans, DRAWING NO: A1/01, received by the City Council as the Local Planning Authority on 22 July 2024.

o Proposed Elevations, DRAWING NO: A1/01, received by the City Council as the Local Planning Authority on 22 July 2024

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informative

1) MCC records highlight that the underground Willow Brook is located within close proximity to the site (approximately 32 m to the South 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

7 Lynton Drive, Manchester, M19 2LQ
29 Connaught Avenue, Manchester, M19 2NW
2 Lynton Drive, Manchester, M19 2LQ
31 Connaught Avenue, Manchester, M19 2NW
30 Connaught Avenue, Manchester, M19 2NN
10 Lynton Drive, Manchester, M19 2LQ
1 Lynton Drive, Manchester, M19 2LQ
5 Lynton Drive, Manchester, M19 2LQ
4 Lynton Drive, Manchester, M19 2LQ
3 Lynton Drive, Manchester, M19 2LQ
12 Lynton Drive, Manchester, M19 2LQ
8 Lynton Drive, Manchester, M19 2LQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA