MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140377/FH/2024
Date registered valid:	10 July 2024
Proposal:	Erection of a single storey rear extension and a single storey extension linking the dwelling to the existing garage block; erection of a single storey extension to the rear of the garage block and associated elevational alterations.
Address:	Stenner Brow, Stenner Lane, Manchester, M20 2RQ
Ward(s):	Didsbury West Ward
Applicant:	Mr Jonathan Teeling
Agent (if any):	Mrs Sonia Pabla-Thomas, Space: Architecture+Planning
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**8 October 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 August 2024

Standard consultations:
Printed: 19 September 2024 Expired: 26 September 2024

Neighbour notifications
Printed: 26 July 2024 Expired: 16 August 2024

Site notice
Posted: 5 August 2024 Expired: 27 August 2024

Press advert
Published: 30 July 2024 Expired: 20 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Stenner Brow was constructed in 1927 upon the site of former farm buildings and is a detached suburban dwelling constructed of brick and roughcast render with pitched roof in clay tiles. It stands on a substantial plot which extends to the rear of listed cottages (18-20) on Stenner Lane and has a common eastern boundary wall with Parsonage Gardens. The plot is surrounded by trees and hedges and is accessed via a gated drive from Stenner Lane. There are views to the rear of the house from Parsonage Gardens.

The house has been previously altered with a two-storey rear extension and ground floor bay window added. The house and its gardens are considered to make a positive contribution to the Conservation Area as a large house of architectural quality typical of early twentieth century suburban expansion. The large garden extends alongside Parsonage Gardens and provides a more open and landscape feel to the outlook from public gardens.

The application property currently affords existing PV panels to the main roof, which are understood to be compliant with Permitted Development Rights.

Listed building: In the setting of adjacent Listed Buildings

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: Not applicable

Fig.1 The principal elevation of Stenner Brow

Fig.2 View of Stenner Brow from Parsonage Gardens

Description of area

Didsbury St James Conservation Area is centred on the historic area around the junction of Wilmslow Road and Stenner Lane and the vicinity of the Grade II* listed Church of St James. The area retains its former village and verdant character, comprising predominantly residential properties, alongside a Church, Art Gallery and Public Houses. The appraisal states that '*The whole of the conservation area, with the exception of playing fields, is well wooded. The trees serve not only to screen one group of buildings from another, but to provide a unifying, leafy backdrop to the whole area.'*

Description of development

The application proposes extensions and alterations to a detached early C20th dwelling within the Didsbury St James Conservation area. The proposals relate to different parts of the building and include:

- Single storey part glazed link between the existing dwelling and garage
- Erection of single storey curved extension with patio windows to rear patio area.
- Erection of single storey building with pitched roof to accommodate wellness suite. A portion of this building includes a lower-level accommodating guest bedroom.
- Garage conversion to storeroom/circulation space
- Removal of porch doors to principal elevation

Consultations & Notification Responses

Local responses
None

These are not material planning considerations.

Consultee responses

Environmental Health – No objections.

Relevant Planning History

At the application site –

075000/FH/2005/S2 – Single and two storey rear extensions to provide additional living accommodation. Approved 04.05.2005.

116216/FH/2017 – Installation of domestic sewage treatment system. Approved 18.07.2017.

History of negotiations

The planning officer requested the following amendments to address initial concerns relating to visual amenity impact upon the host property and conservation area setting. These include,

- Omission of hip to gable extension; retention of hipped roof
- Submit elevations showing parsonage gardens wall/elevation to assess impact
- Reduction in projection of wellness suite
- Address connection roof interfaces of proposed wellness suite and existing garage
- Retain existing roughcast render
- Evidence whether existing PV panels to original property are Permitted Development (confirmed via email dated 4/10/2024)

The agent submitted revised plans by 16/9/2024 which addressed the amendments and additional information requested, as such the application was assessed accordingly.

Local Planning Policies

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

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places
JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
CC 9 – Design and Heritage
EN 1 – Design Principles and Strategic Character Areas
EN 3 – Heritage (partially superseded by PfE)

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions
DC18 – Conservation Areas
DC19 – Listed Buildings

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development

- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Issues

Principle of development:

The proposed development is for extensions and external alterations to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order 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 property, impact on neighbouring properties' residential amenity and impact on the setting on several listed heritage assets and impact on the character of the Didsbury St James Conservation Area.

Impact on visual amenity and character of the conservation area:

The application property is situated within the Didsbury St James Conservation Area.

The heritage assets within the Conservation Area adjacent to the application site are:

- Cottages 18-20 Stenner Lane Grade II
- Phillip Godlee Lodge Wilmslow Road Grade II
- Fletcher Moss Art Gallery, the Parsonage Grade II
- Entrance Gateway Fletcher Moss Art Gallery Grade II
- Church of St James Grade II*

The revised proposal seeks permission for a single storey rear extension, single storey link extension between the main dwelling and detached garage, rear extension to the existing garage

Cottages 18-20 Stenner Lane due south west have a common rear boundary with Stenner Brow. However as proposed extensions are to the rear of Stenner Brow, with limited intervisibility also obscured by topography and vegetation the impact is negligible.

With respect to St James Church there is modest visibility to the proposals primarily the rear extension but would be concealed by trees and as such it is considered that any visual impact is negligible.

The greatest impact would be to Parsonage Gardens, grade II listed Fletcher Moss Gallery and former Parsonage, due east of the application property. There is visibility to the side and rear of Stenner Brow from the gardens (see fig.2). The revised scheme proposes the retention of the existing hip-to-gable roof form of the two storey rear extension and amendments to the proposed rear garage extension (Wellness Suite) including; a reduction in length to 14.9m along the shared boundary with Parsonage Gardens and consolidation of the roof ridge to sit flush with the existing garage. In addition, submitted revised drawings now illustrate the relationship between the proposal and Parsonage Gardens/wall, which shows some intrusion to the gardens outlook with the wellness suite and roof being partially visible above the boundary wall by approx. 2.81m. However, these amendments are considered to have reduced some of the initial impact on outlook and views from Parsonage Gardens. Moreover, this linear built form along garden boundaries is considered consistent with the character of the immediate area on the other garden boundaries and can be supported on balance. The LPA consider that open views to trees beyond and landscape character is broadly retained and the character of the Conservation Area is preserved.

The proposed single storey rear extension would be modest in scale and echo the curve of the existing bay window and is considered to resonate with the architectural style of the building in a contemporary manner. It would be finished in brick with vertical soldier course and stone parapet at eaves level and metal framed curved sliding glazed doors. It would not be generally visible from public vantage points as it is sited at the ground floor to the rear, it would have a neutral to positive impact on significance and is considered to preserve the building and the character of the Conservation Area.

A single storey link extension is proposed between the dwelling and the existing garage with glazing to rear, high level windows to front and matching pitch roof with garage. It will infill an existing walled small courtyard area between the garage and the dwelling. This is considered a modest addition, which would be visible from the front drive and sympathetic to the appearance of the dwelling. This element is considered to have a neutral impact on the Conservation Area and would not be visible from listed assets.

The retention of the roughcast render on the application property is welcomed. Rough cast render is mentioned in the Conservation Area Appraisal as an external finish that is prevalent in the Conservation Area. There is a coherent grouping of buildings including Fletcher Moss Gallery with this finish in the Conservation Area.

As such, the revised proposal is not considered to harm the character of the host property nor street scene, and preserves the character of the Didsbury St James Conservation Area. The proposal is therefore pursuant with the requirements of Places for Everyone policy JP-P2, Core Strategy polices DM1, EN1 and SP1 and saved UPD policy DC1 and DC18.

Impact on residential amenity:

The proposed extensions are single storey in scale and will afford outlook across the hosts own rear garden area and front highway. There is sufficient boundary treatment around the application site, including original brick walling, trees and vegetation which would screen the development. Due to the location of proposed development situated circa 20m away from neighbouring dwellings, there are no concerns relating to overlooking, overdominance or overshadowing to neighbouring properties.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Highways:

Whilst the proposal would convert the existing garage into ancillary storage and circulation space between the extended dwelling and proposed wellness suite, which would displace parking. There is sufficient space retained on the exiting driveway to facilitate parking off street within the site curtilage, as such is considered acceptable in this regard.

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, Place for Everyone and other material considerations. In this instance negotiations took place with regards to the proposed replacement render, scale of the garage rear extension and hip to gable extension. Amended plans were submitted showing retention of existing roughcast render, omission of the hip to gable extension and reduction in projection of the garage rear extension, the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

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 documents labelled:

- 'Proposed retentions and demolitions', numbered '0206_20_220 B', stamped as received by the City Council as Local Planning Authority on the 4/7/2024.
- 'Proposed L0 Plan, numbered '0206_20_200 C', stamped as received by the City Council as Local Planning Authority on the 16/9/2024.
- 'Proposed L1 Plan', numbered '0206_20_201 B', stamped as received by the City Council as Local Planning Authority on the 16/9/2024.
- 'Proposed Wellness Suite Layout', numbered '0206_20_210 D', stamped as received by the City Council as Local Planning Authority on the 16/9/2024.

- 'Proposed sections AA and BB', numbered '0206_21_210 B', stamped as received by the City Council as Local Planning Authority on the 16/9/2024.
- 'Proposed sections CC and DD', numbered '0206_21_211 C', stamped as received by the City Council as Local Planning Authority on the 16/9/2024.
- 'Proposed front and west elevations, numbered '0206_21_220 C', stamped as received by the City Council as Local Planning Authority on the 16/9/2024.
- 'Proposed rear and east elevations, numbered '0206_21_221 D', stamped as received by the City Council as Local Planning Authority on the 16/9/2024.
- 'Proposed site plan, numbered '0206_20_100 B', stamped as received by the City Council as Local Planning Authority on the 16/9/2024.

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

3) Notwithstanding the details as set out in condition 2 above, prior to commencement of the development, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt this shall include a sample panel of brick work to be erected for inspection and made available to view, including coursing, mortar mix, profile and finish. The development shall be fully implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the conservation area within which the site is located, as specified in policies EN3, SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above, prior to commencement of the development, full and final detail specifications of windows and doors shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the conservation area within which the site is located, as specified in policies EN3, SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design
MCC Flood Risk Management
Didsbury Civic Society
Heritage & Urban Design

12 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
15 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
10 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
11 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
14 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
20 Stenner Lane, Manchester, M20 2RQ
18 Stenner Lane, Manchester, M20 2RQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Didsbury St James Conservation Area 1970
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Green Belt Land - Green Belt Area (LDF)
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA