

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140434/FH/2024
Date registered valid: 4 July 2024
Proposal: Erection of single storey side and rear extension
Address: 16 Cranbourne Road, Manchester, M21 8AP
Ward(s): Chorlton Park Ward

Applicant: Mr Tom Lindsay
Agent (if any): Mr Justin Keleghan Plans To Build It Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 14th August 2024



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 July 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 July 2024 Expired: 16 August 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 end semi detached property in the Chorlton Park ward area of Manchester. The entrance is recessed at the front and features a brick bay at ground level. A garden lies to the front and rear with access along the side. Carparking is taken at the front of the property.



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.



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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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
- 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 these policies.

Principle

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 changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

No previous applications relating to this site.

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey side and rear extension which would provide additional living space for the occupants of the property. The site has an existing single storey side timber structure.

The proposal would be set back considerably measuring 2.989m from the front wall of the property extending rearwards with a wrap around up to shared boundary with the adjoining semi detached property no. 14 Cranbourne Road. Projection beyond the rear wall measures 2.6m to a height of 4.1m to ridge at the front and 4.369m to ridge at the rear. A window is proposed on the front with two elongated windows on the rear together with double doors leading off rear steps into the garden. The roof would be hipped with the inclusion of three roof lights.

It is considered that given the height, orientation of the property together with the fact that the proposal is single storey, there would be no overshadowing or loss of light given by the position of the extension.

The extension would be visible from the public highway and therefore would be a feature within the street scene. However, the character of the area has been retained although over time the 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 extension is considered 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, the addition to the property is considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers and therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and Mass

The size and footprint of the extension, is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed changes are satisfactory and are considered to accord with the principles for residential extensions set out in 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 and in terms of the proposed materials it is intended to use matching brick and tile as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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

Bins

There is room for the storage of refuse bins at the side of the property in front of the proposed extension and therefore this is considered acceptable.

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

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 policies 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

Positive and proactive working - The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

Received on 4th July 2024 numbered 02 Proposed Floor Plans and Section

Received on 4th July 2024 numbered 03 Proposed Elevations

Received on 4th July 2024 numbered 04 Proposed Site and Location Plan

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 extension shall match those of the existing dwellinghouse 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 4, 21 Cranbourne Road, Manchester, M21 8AP

Flat 2, 21 Cranbourne Road, Manchester, M21 8AP

Flat 1, 21 Cranbourne Road, Manchester, M21 8AP

38C High Lane, Manchester, M21 9DZ

38A High Lane, Manchester, M21 9DZ

19 Cranbourne Road, Manchester, M21 8AP

32 High Lane, Manchester, M21 9DZ

34 High Lane, Manchester, M21 9DZ

28 High Lane, Manchester, M21 9DZ

26 High Lane, Manchester, M21 9DZ

Flat 3, 21 Cranbourne Road, Manchester, M21 8AP

66 Brundretts Road, Manchester, M21 9DE

36 High Lane, Manchester, M21 9DZ

30 High Lane, Manchester, M21 9DZ
70 Brundretts Road, Manchester, M21 9DE
68 Brundretts Road, Manchester, M21 9DE
64 Brundretts Road, Manchester, M21 9DE
62 Brundretts Road, Manchester, M21 9DE
37 Brundretts Road, Manchester, M21 9DE
15 Napier Road, Manchester, M21 8AW
38B High Lane, Manchester, M21 9DZ
14 Cranbourne Road, Manchester, M21 8AP
13 Napier Road, Manchester, M21 8AW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA