

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140108/FH/2024
Date registered valid: 10 June 2024
Proposal: Erection of a single storey side extension
Address: 24 Milford Drive, Manchester, M19 2SB
Ward(s): Levenshulme Ward

Applicant: Mr Sakir Mahmud
Agent (if any): Mr T Cousins, Extend Your Home
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **5 August 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 June 2024

Standard consultations:

Printed: 17 June 2024 Expired: 8 July 2024

Neighbour notifications

Printed: 17 June 2024 Expired: 8 July 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 area

The application site relates to 24 Milford Drive within the north Manchester ward of Levenshulme. The application site relates to a semi-detached, two storey dwellinghouse built of red brick with white render to the first floor element of the front elevation with tiled canopy and ground floor bay window. The proposal sits on the corner of Milford Drive which wraps round to the north of the applicant site. Amenity space connected with the property takes the form of grassed garden to the front, side and rear and the property benefits from a detached double garage to the rear/east of the site.

The surrounding area is residential in context and Highfield Park sits to the north of the site.

Description of development

The submitted application seeks planning permission for the erection of a single storey side extension.

The proposal would extend the length of the host property and have approximate dimensions, at the largest point, of Height: 3.7 x Length: 7.7 x Width: 4 metres with a lean to roof. The proposal

would involve the insertion of a window within the front elevation and window within the rear elevation and create additional living accommodation for the applicant site.

The proposal would also involve the insertion of an additional set of opening doors within the existing rear elevation of the host property. Due to permitted development rights, this would not require planning consent and as such, would not be assessed within this application.

Materials to be used would match those within the host property.

Negotiations during the course of the Application

The initial plans showed the insertion of a window within the side elevation of the proposal. However, it was considered that the window would give rise to an unacceptable design feature, contrary to Policy DM1 and SP1 of the Core Strategy for Manchester and was subsequently removed from the proposal.

Questions were also raised in regard to the boundary treatment to be installed as it appeared that the boundary treatment had increased in height over recent years. The agent confirmed the boundary treatment works took place over 4 years ago and so no further action would be taken on this piece of development.

Planning History

No planning history exists for this property.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health were consulted on the application and responded with no comments to make.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed and beautiful places.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;

e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of a single storey side extension. This is considered acceptable as many people prefer to alter homes, rather than move, 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 area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

The proposal would be sited in the amenity space between the side elevation of the host property and the side boundary of the site. Due to the property's corner plot, there would not be an immediate neighbour to be impacted by the proposal. Given the distance from the road and given the proposal is only single storey, the proposal is not considered to create an overbearing feature. The removal of the window that was shown to be inserted in the side elevation of the host property ensures that the extension does not involve an incongruous feature with a poor outlook and the two windows to be inserted in the front and rear elevation would be considered appropriate and would not give rise to any adverse implications in terms of overlooking. A

condition would be attached to any approval granted restricting the further insertion of windows and doors beyond those approved within this consent.

Given the proposal would not extend beyond the existing rear elevation of the host property, the adjoining neighbour no.20 Milford Drive would not experience the additional built form.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity, pursuant to DC1 of the UDP, Core Strategy policies SP1 and DM1, policy JP-S1 of Places for Everyone and the NPPF.

Design and Appearance

The proposal would involve the introduction of a single storey side extension to the property and given the spacious amenity space and the retention of an approximate 1.5 metre gap from the extension to the side boundary, it would be considered an appropriate addition in terms of scale and form. As such, the proposal is considered pursuant to Policy DC1 of the UDP.

It is noted that a similar single storey side extension could be erected through the route of Permitted Development.

Materials to be used throughout the proposal would match the host property and thus be considered acceptable to create a sympathetic addition at the property. A materials condition to this effect would be attached to any approval granted.

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.

Car Parking

No change to parking arrangements would occur as a result of the proposal.

Bin Storage

Space would be retained for bins to be stored within the rear /side amenity space and brought forwards to the front of the property.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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

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 and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, a revised scheme has been provided to overcome concerns, and appropriate conditions have been attached to any approval granted.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 24 May 2024.

-Drawing- Site Plan- Block Plan of the Site, numbered 01, stamped as received by the City Council as Local Planning Authority on 24 May 2024.

-Drawing- Proposed- Front Elevation, numbered 04, stamped as received by the City Council as Local Planning Authority on 8 June 2024.

-Drawing- Proposed- Rear Elevation, numbered 06, stamped as received by the City Council as Local Planning Authority on 8 June 2024.

-Drawing- Proposed- Ground Floor Plan, numbered 03, stamped as received by the City Council as Local Planning Authority on 5 July 2024.

-Drawing- Proposed- Side Elevation, numbered 05, stamped as received by the City Council as Local Planning Authority on 5 July 2024.

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

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health

33 Milford Drive, Manchester, M19 2SA
29 Milford Drive, Manchester, M19 2SA
27 Milford Drive, Manchester, M19 2SA
37 Milford Drive, Manchester, M19 2SA
31 Milford Drive, Manchester, M19 2SA
23 Milford Drive, Manchester, M19 2SA
21 Milford Drive, Manchester, M19 2SA
35 Milford Drive, Manchester, M19 2SA
22 Milford Drive, Manchester, M19 2SB
25 Milford Drive, Manchester, M19 2SA

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA