

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136891/FH/2023

Date registered valid: 4 May 2023

Proposal: Erection of part single/part two storey side extension to provide additional living accommodation.

Address: 884 Burnage Lane, Manchester, M19 1RS

Ward(s): Didsbury East Ward

Applicant: M Zandi

Agent (if any): Mr Andrew Brodie, AGB CAD Services Ltd

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 12/07/2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17/05/2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 May 2023 Expired: 02 June 2023

Revised plans: Printed 24 June 2020 Expired: 19 June 2023

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

Proposal is related to a semi-detached dwelling on the corner of Burnage Lane and Redstone Road. The property has hardstanding to the front for vehicle parking and landscaping to the side and rear. The property features an existing single storey outrigger and detached garage with street access to Redstone Road. It is of note there is access to the property from the street at both front and rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



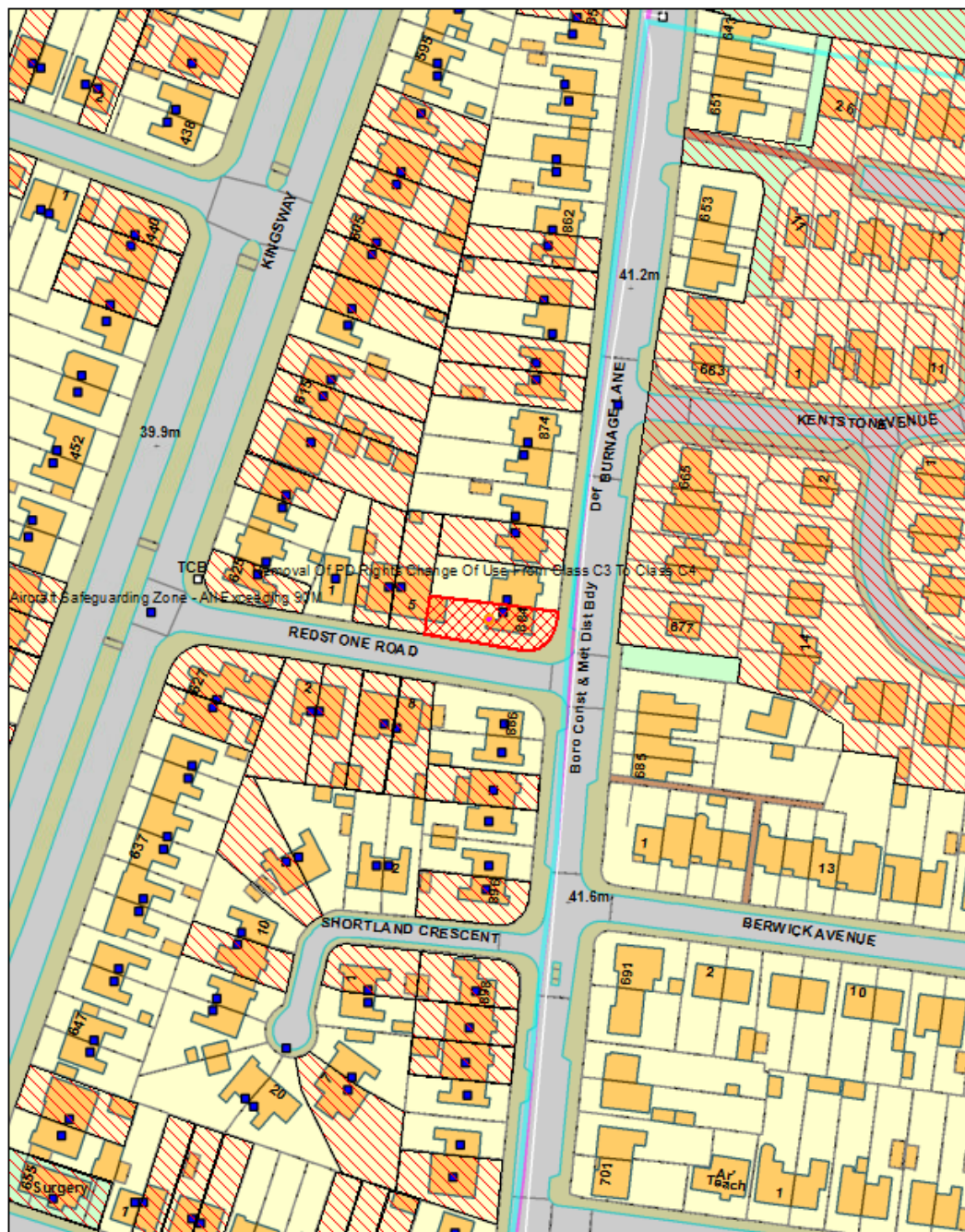
Figure 1. Front 3/4



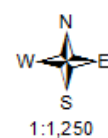
Figure 2. Rear 3/4

Description of area

The proposal is in a predominately residential part of the Didsbury East Ward of Manchester close to the Kingsway arterial road.



© Crown copyright and database rights 2023. Ordnance Survey 100019568



Description of development

Erection of part single/part two storey side & rear extension to provide additional living accommodation.

This proposal would project from the side elevation of the existing dwellinghouse by 3375mm to meet the boundary wall.

The single storey extension runs the full length of the property, 11,415mm, from the front of the property to the wall of the existing single storey outrigger.

The first storey extension runs from the front of the property to 4040mm setback.

The rear extension sits 100mm off the boundary wall with 882 Burnage Road and spans 3675mm to meet the existing outrigger.

The rear extension projects 1350mm from the existing outrigger.

The proposed ground floor side extension would feature a wraparound pitched roof at 3000mm with a rooflight and tile to match existing.

The second storey extension features a pitched roof with tiles to match existing.

The ground floor rear extension features a sloping roof from the main dwelling and the same angle as the existing outrigger.

Both front & rear elevations feature new glazing to match existing.

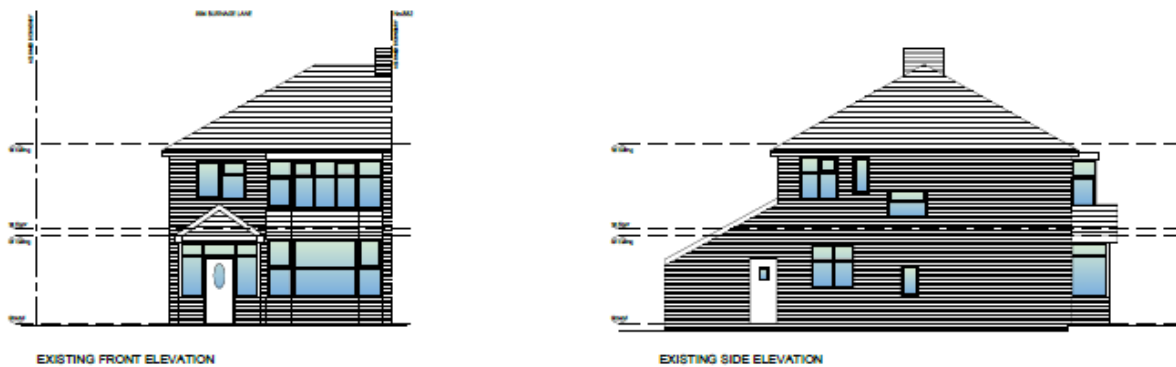


Figure 5. Existing Elevations

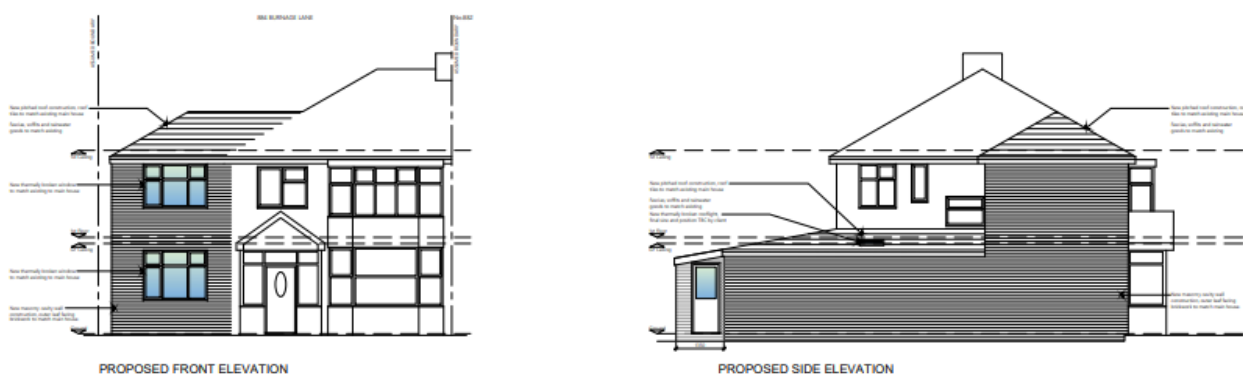


Figure 6. Proposed Elevations

Planning History

136520/FH/2023

Erection of a part single/part two storey side extension to provide additional living accommodation

Decision: Withdrawn 04.05.2023

It is of note that this application is an amendment to the withdrawn application. The current application features a further extension to the rear.

Consultations & Notification Responses

Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

1no. comments were received from a neighbour.

Their comments were neither objecting nor supporting the application. They highlighted the effect of extensions to semi-detached properties on the street scene and in particular the loss of space from corner plot extensions.

These comments were taken into consideration during negotiations and addressed in the section Manchester Core Strategy Policy DM 1 – Development Management.

Negotiations

Issues have arisen in the consultation phase.

The design and layout as proposed would have a dominating effect at the corner of Burnage Lane and Redstone Road by introducing a two storey side extension in line with the principal elevation of the original property.

The council is trying to avoid the new development of this type to ensure the effect on the street scene is minimised and corners do not become closed off. This helps maintain the suburban semi-detached character of the area and reduces the built-up feel. The principle of residents expanding their homes is one that is supported if the extension isn't detrimental the character of the area and street scene.

Redstone Road connects Burnage Lane with Kingsway and forms an important connecting road between the two thoroughfares which makes it even more important to ensure the corners feel open.

This was further reinforced by a neighbour comment on the feeling of loss of space to the corner.

The officer engaged in good faith with the applicant proposing a single storey extension only or a rear part two storey extension rather than a side 2 storey extension to enable a proposal to move forward and the resident to expand their home without harm to the character of the area.

The applicant responded that the proposed changes were found to be unfeasible due to the effect on the internal layout.

They confirmed they wish to proceed on the original plans.

Policies & Principle

Relevant Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The following policies are considered relevant in the consideration of this application.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
 - Policy DM 1 - Development Management
 - Policy SP 1 - Spatial Principles
 - Policy EN 1 - Design Principles and Strategic Character Areas
 - Policy EN 16 - Air Quality
 - Policy EN 18 - Contaminated Land and Ground Stability
 - Policy EN 19 - Waste
- [Extant Unitary Development Plan Policies \(UDP\)](#) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
 - Policy DC1 for Residential Extensions
 - Policy DC26 for Development and Noise

- [The National Planning Policy Framework \(The NPPF\)](#) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, and 20 July 2021. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal is in opposition with the principles of these policies.

Principle

In general, the principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable if 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 unacceptable, as it is believed that there are factors of sufficient weight in amenity terms that warrant refusal of the application.

On balance, the proposed development is deemed to oppose relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF.

Manchester Core Strategy Policy DM 1 – Development Management

All new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

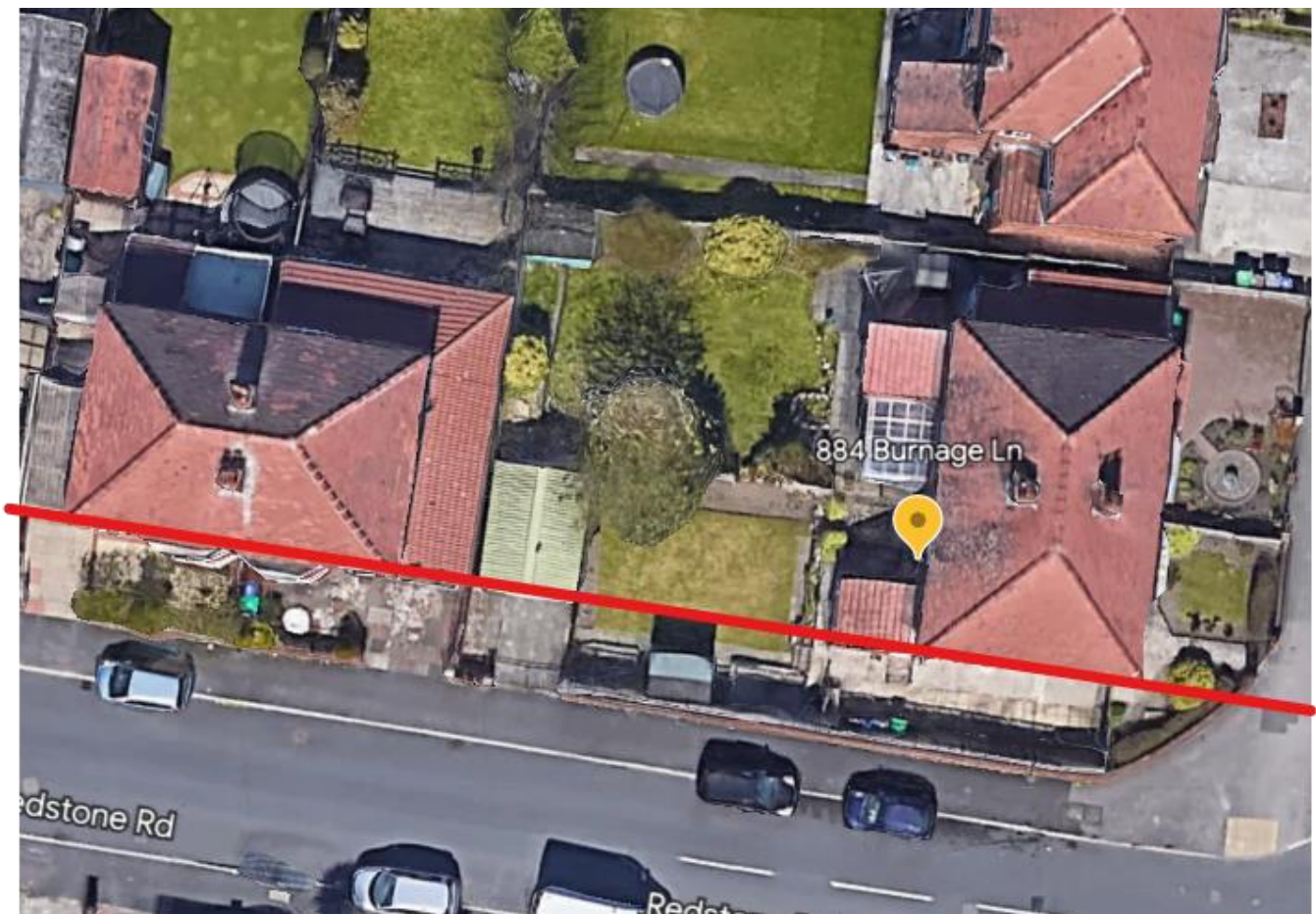
The proposal has been assessed against the following issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

Erection of part single/part two storey side extension to provide additional living accommodation.

The proposal adds a two storey side extension inline with the principle front elevation. The proposed extension to the first floor would create a dominating effect to the corner of Burnage Lane and Redstone Road.

The proposed two storey extension would sit out of line with the principal elevation of the properties on Redstone Road.



A two storey extension would have an oversized effect on the corner and create a dominating presence in the locality.

The proposal uses brick and tiles to closely match the materials of the existing property (as stated in the application form).

Overall, it is considered that the proposed development does not have the appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in opposition with the development management principle.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The two storey extension would be visible from the public highway therefore would feature within the street scene. The nature of the extension would create a dominant and oversized feature on the corner of Burnage Lane and Redstone Road.

The proposed extension sitting on the principal elevation would create a built up effect impugning on the classic semi detached suburban nature of the residential properties in the area.

The two storey extension would sit forward of the principal elevations on Redstone Road further exacerbating the issue.

The proposal includes glazing on the rear elevation facing into 9 Redstone Road. Given the existing boundary treatment together with the gap to the shared boundary, it is not anticipated that there would be overlooking, or loss of privacy given by the installation of doors to the rear elevation. It is also of note the property already features rear glazing.

On balance, it is felt that the proposal cannot be accommodated at the application property and is considered that the proposal would interfere with the existing characteristics of the area.

The design of the proposal would not be in keeping with the existing and surrounding properties in the area.

Overall, it is considered that the proposed development has a harmful impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in opposition with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The two storey extension would have an overbearing effect on the street scene in the area and harm the residential amenity of the street scene.

The proposal is expected to have a negligible effect on Air Quality.

The two storey side extension may cause highways issues by creating a dominant feature on the corner of Burnage Lane and Redstone Road. Redstone Road connects Burnage Lane with Kingsway so forms an important connecting road between the two thoroughfares.

The proposal in of itself has a negligible effect on local noise levels.

On balance the proposal has a harmful effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in opposition with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds internal accommodation to the property however this is to the detriment of external amenity space. As previously discussed, the two storey side extension would have a negative effect on the external amenity of the area and street scene.

The proposal is in opposition with this development.

Refuse storage and collection.

The proposal has no effect on the existing refuse storage and collection at the property and is therefore in accordance with this development management principle.

Vehicular access and car parking

Although the proposed extension meets the boundary wall of Redstone Road the property has access at both front and rear, so access is maintained and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

On balance the proposal has negligible effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The proposal has negligible impact on green infrastructure and balances development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Manchester Core Strategy Policy SP 1 - Spatial Principles

The policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered in opposition with this policy.

Manchester Core Strategy Policy EN 1 – Design Principles and Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban Design.

This proposal sits within the ‘Southern Character Area’. The key principles for this area are:

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered in opposition with this policy.

Manchester Core Strategy Policy EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester’s principal traffic routes and at Manchester Airport.

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy.

Manchester Core Strategy Policy EN 18 - Contaminated Land and Ground Stability

Policy EN 18 of the Core Strategy set out the principle of development on contaminated land or unstable land.

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy.

Manchester Core Strategy Policy EN 19 - Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

This policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy.

Extant Unitary Development Policies (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

Policy DC1. Residential Extensions

The policy outlines the key issues when considering proposed residential extensions.

This extant policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered in opposition with this policy.

Policy DC26. Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City

This extant policy has been considered within Policy DM 1 of the Core Strategy and the proposal is considered within accordance with this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

Section 4. Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12. Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

This section of the NPPF has been considered within Policy DM 1 of the Core Strategy and the proposal is considered in opposition with this policy.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)

Relevant policy and guidance have been considered within Policy DM 1 of the Core Strategy.

Conclusion

The proposal is considered unacceptable in this location, in terms of design, scale and massing, detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene. For the above reasons, the proposal will have a detrimental impact and therefore is in opposition with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

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: Refuse

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the applicant and consultees but were unable to reach a satisfactory conclusion.

Reasons for recommendation to refuse

1. Refusal

The proposal is considered unacceptable in this location, in terms of design, scale and massing, detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene. For the above reasons, the proposal will have a detrimental impact and is therefore contrary to policies DM 1, SP 1, and EN 1 of the Manchester Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

886 Burnage Lane, Manchester, M19 1RG
882 Burnage Lane, Manchester, M19 1RS
8 Redstone Road, Manchester, M19 1RB
5 Redstone Road, Manchester, M19 1RB
675 Burnage Lane, Manchester, M19 1RG
685 Burnage Lane, Manchester, M19 1RG
677 Burnage Lane, Manchester, M19 1RG
671 Burnage Lane, Manchester, M19 1RG
673 Burnage Lane, Manchester, M19 1RG
679 Burnage Lane, Manchester, M19 1RG
681 Burnage Lane, Manchester, M19 1RG
683 Burnage Lane, Manchester, M19 1RG

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA