

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140411/FH/2024

Date registered valid: 12 July 2024

Proposal: Erection of an orangery following demolition of conservatory

Address: 20 Circular Road, Manchester, M20 3LP

Ward(s): Didsbury West Ward

Applicant: Mr Robert Warrington, Foxfurd Joinery Ltd

Agent (if any): Mr Robert Warrington, Foxfurd Joinery Ltd

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

Recommendation: Approved

Date of recommendation: **23/08/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07/08/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 August 2024 Expired: 22 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 proposal relates to a semidetached dwellinghouse on Circular Road. The property features an existing two storey outrigger and further single storey 'sunroom' extension. The property features hardstanding to the front for off street vehicle parking and a garden to the rear.

Listed building: Not applicable

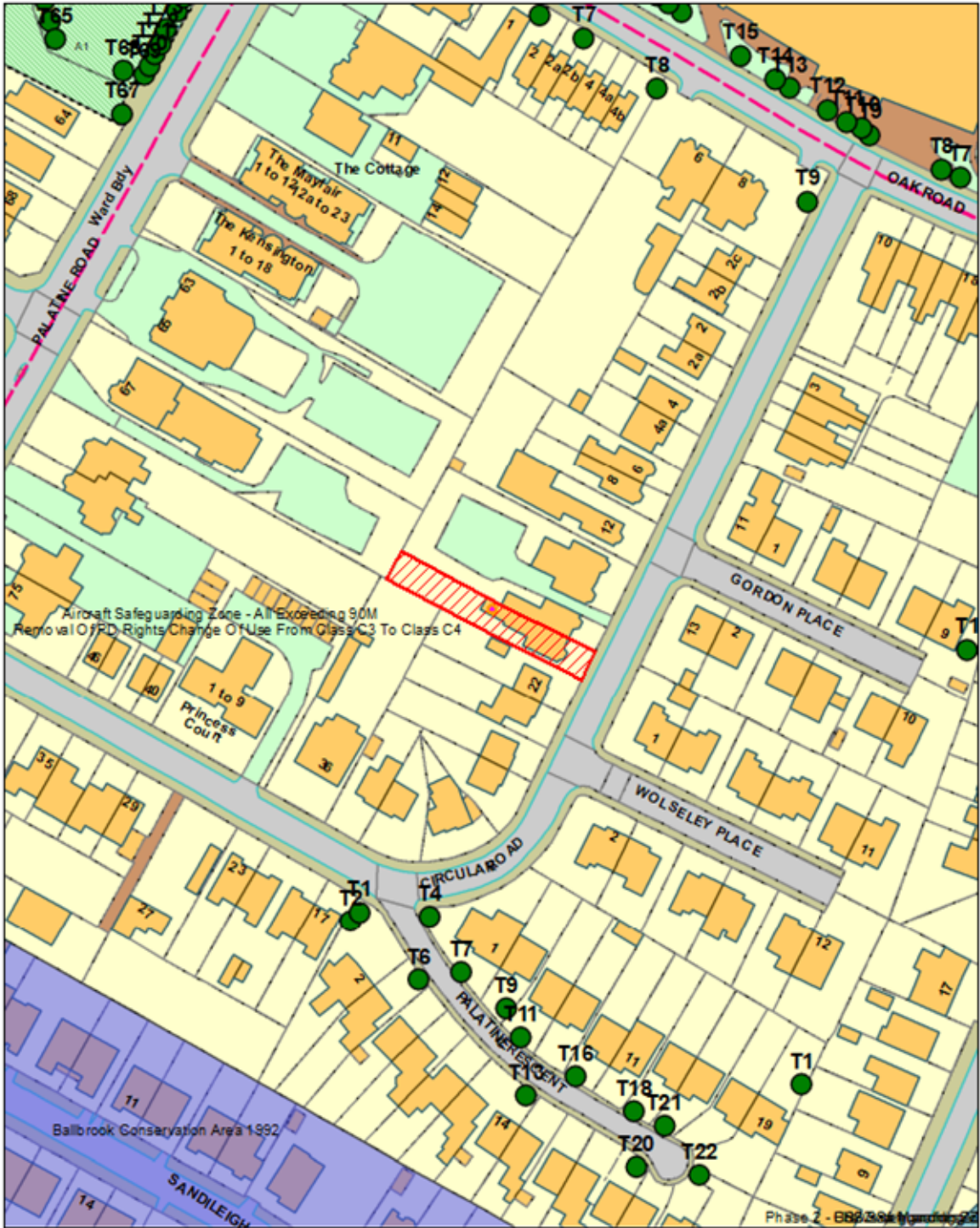
Conservation area: Not applicable

Tree Preservation Order: Not applicable



Description of area

The property is located in a mostly residential part of the Didsbury West ward of Manchester.



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Description of development

The applicant is proposing the erection of an orangery following demolition of conservatory.

The proposed orangery sits on the same footprint as the existing conservatory/sunroom. It projects 6385mm from the existing rear elevation of the two-storey outrigger and spans the 3265mm width of the outrigger.

The proposed orangery features a flat roof with large hardwood roof lantern. The side and rear elevation is brick to 600mm, and the rest is predominantly glazed. The wall abutting the shared boundary is fully brick.



Figure 1. Proposed Elevations

Planning History

073228/FH/2004/S2

Description: Erection of a conservatory following demolition of existing conservatory.

Decision: Approved 24/10/2004

Consultation, notification & publicity responses

Notifications

Local Residents

No one commented, objected, or gave their opinion on this application.

Relevant policies & the principle of development

After careful consideration, it is concluded that the proposal is acceptable and aligns with the following policies.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (partially superseded)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\) -](#)
 - DC1 - Residential Extensions
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –Section 4 – Decision-making
 - Section 12 – Achieving well-designed places

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management

We have assessed the proposal against the following relevant issues within the policy.

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

The proposal uses brick match the existing property (according to the application form). New materials introduced are complementary to the existing colour and texture palette.

The proposal is designed to be subservient to the original dwelling house sitting entirely at ground floor level and on the footprint of an existing extension.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

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 proposal cannot be seen from the street, so it does not change the street's character.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size and scale to others nearby, notably the existing conservatory that is being demolished (approved in 2004) and similar extensions at No6 & No 24. Therefore, it can fit on the property site and won't disrupt the area's existing features.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line 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 proposal includes adding large amounts of glazing to the at the back of the building. The glazing faces into garden of the property. The design of the boundary and its distance help reduce privacy concerns. It is noted that the existing glazed conservatory has been in place since approval in 2004 without issue. The increase in the height would not provide such a loss of light as would warrant refusal of consent.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a negligible effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

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

Adequacy of internal accommodation and external amenity space.

The proposal is on the same footprint as the existing conservatory so has a negligible effect on both internal and external space.

This follows the development management principle.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

The proposal is exempt from biodiversity net gain rules.

On balance the proposal has minimal 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 dwelling benefits from a garden beyond the siting of the proposed development.

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 is not located in a flood risk area and therefore does not require a flood statement or assessment.

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.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles

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

We consider this proposal to accord with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC1 - Residential Extensions

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

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat9: Southern Areas

This policy outlines the spatial strategy for the Southern Areas of the City Region which includes Southern areas of Manchester.

We consider this proposal to accord with the principles of this policy.

Places for People

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 this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

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.

We consider this proposal to accord with the principles of the NPPF.

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 \(2020\)](#)
- [Manchester Tree and Woodland Action Plan 2024-2034](#)
- [Manual for Streets \(2007\)](#)
- [National design guide & National Model Design Code \(2021\)](#)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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.

Conclusion

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal 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. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval

1. 3-year time limit

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a.	Drawing - Location Plan	12 Jul 2024		
b.	Drawing - Existing	01 Jul 2024	1 OF 4	FLOOR PLANS
c.	Drawing - Existing	01 Jul 2024	2 OF 4	ELEVATIONS
d.	Drawing - Proposed	01 Jul 2024	3 OF 4	FLOOR PLANS
e.	Drawing - Proposed	01 Jul 2024	4 OF 4	ELEVATIONS
f.	Drawing - Existing & Proposed	12 Jul 2024		SIDE ELEVATION
g.	Design & Access Statement	01 Jul 2024		DESIGN AND ACCESS STATEMENT

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

Appendix 1 – List of consultees & neighbours notified

Apartment 6, 67 Palatine Road, Manchester, M20 3AP
Apartment 5, 67 Palatine Road, Manchester, M20 3AP
Apartment 3, 67 Palatine Road, Manchester, M20 3AP
Apartment 18, 67 Palatine Road, Manchester, M20 3AP
Apartment 17, 67 Palatine Road, Manchester, M20 3AP
Apartment 15, 67 Palatine Road, Manchester, M20 3AP
Apartment 14, 67 Palatine Road, Manchester, M20 3AP
Apartment 13, 67 Palatine Road, Manchester, M20 3AP
Apartment 12, 67 Palatine Road, Manchester, M20 3AP
Apartment 11, 67 Palatine Road, Manchester, M20 3AP
Apartment 10, 67 Palatine Road, Manchester, M20 3AP
Apartment 1, 67 Palatine Road, Manchester, M20 3AP
18 Circular Road, Manchester, M20 3LP
14 - 16 Circular Road, Manchester, M20 3LP
Flat 2, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 1, 14 - 16 Circular Road, Manchester, M20 3LP
69 Palatine Road, Manchester, M20 3LJ
22 Circular Road, Manchester, M20 3LP
Flat 1, 18 Circular Road, Manchester, M20 3LP
Flat 9, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 8, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 7, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 6, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 5, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 4, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 3, 14 - 16 Circular Road, Manchester, M20 3LP
Flat 4, 18 Circular Road, Manchester, M20 3LP
Flat 3, 18 Circular Road, Manchester, M20 3LP
13 Circular Road, Manchester, M20 3LE
Apartment 7, 67 Palatine Road, Manchester, M20 3AP
Apartment 4, 67 Palatine Road, Manchester, M20 3AP
Apartment 2, 67 Palatine Road, Manchester, M20 3AP
Apartment 16, 67 Palatine Road, Manchester, M20 3AP
Christie Day Nursey, 63 - 65 Palatine Road, Manchester, M20 3LJ
1 Wolseley Place, Manchester, M20 3LR
Flat 2, 18 Circular Road, Manchester, M20 3LP
Apartment 9, 67 Palatine Road, Manchester, M20 3AP
Apartment 8, 67 Palatine Road, Manchester, M20 3AP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA