MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140209/FH/2024
Date registered valid:	6 June 2024
Proposal:	Erection of part single, part two storey side and part single, part two storey rear extension
Address:	116 Ivygreen Road, Manchester, M21 9FX
Ward(s):	Chorlton Ward
Applicant:	Mr Roy Buck
Agent (if any):	Mr Heale,y Healey Consulting
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**31st July 2024**

Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 2 July 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

The site relates to a two storey semi detached property located in the Chorlton ward area of Manchester. The property features a Mansard roof with dormer type first floor windows to the front and rear. Gardens are to the front and rear with access along the side which is gated off at the side. Off road car parking is available on a front hardstanding driveway.

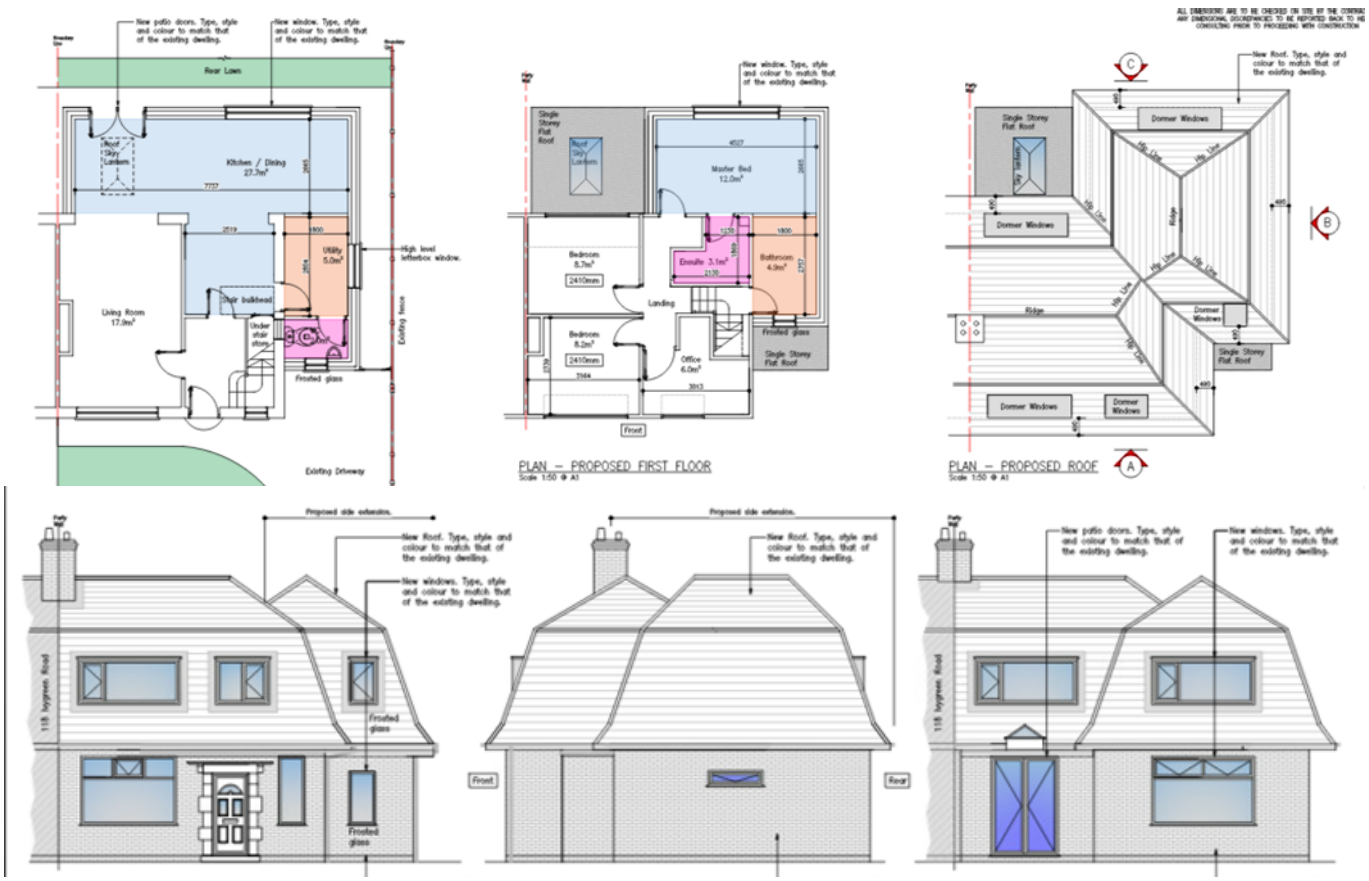
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of part single, part two storey side and part single, part two storey rear extension.



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments have been received in respect of this application.

Environmental Health – attach condition for gas membrane

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o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

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 this policy.

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

History

No previous planning applications relating to this site.

Residential Amenity

The applicant is seeking planning permission for the erection of part single, part two storey side and part single, part two storey rear extension.

Ground Floor

The proposal would be set back from the principal elevation measuring 1.4m approximately extending rearwards along the side with a projection beyond the rear measuring 3.0m. A gap would be retained to the shared boundary with no. 114 Ivygreen Road measuring approximately 900mm. The proposal would form a wraparound of the property extending across the rear up to the shared boundary with the adjoining semi detached property no. 118 Ivygreen. The windows would reflect that of the original property and would be located on the front and rear elevation together with bi folding doors and a high level window is proposed on the side elevation. Given the height of the side window, it is not anticipated that there would be any overlooking or loss of privacy.

The roof to the front and rear would be flat with the inclusion of a roof lantern in the rear.

First Floor

The first floor would be set back from the front wall of the property measuring 2.6m approximately extending rearwards with a wraparound of the property extending partway across the rear retaining a gap to the shared boundary with no 118 measuring approximately 3.4m. Projection beyond the rear wall would measure 3.0m in line with the proposed ground floor.

Given the orientation of the property together with the gaps retained at either side of the property, it is not considered that there would be any overshadowing or loss of light to the adjacent properties. The roof would be a Mansard type roof reflecting the existing style of the roof of the host dwelling. Windows are proposed on the front and rear elevation; no windows are proposed along the side elevation.

Given the relationship with no. 114 Ivygreen road together with the setback from the principal elevation of the property, there is no risk of terracing.

The extension would be visible from the public highway and therefore would 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. Varying style of extensions to the side and rear including conservatories are particularly popular in this area. Therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

Overall, 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.

Siting, scale and massing

The height of the proposed extension relates to the height parameters of the existing host dwelling. The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extensions 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 materials by way of 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 adversely 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.

Environmental Health

Environmental Health have requested that a condition for a gas membrane be attached. The applicant as confirmed compliance with this condition.

Bins

Bin storage to the rear of the property is unaffected by this proposal and therefore is considered would be acceptable.

Car parking

Off road car parking space would still be retained to the site on the front driveway and therefore is unaffected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. 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 6th June 2024 numbered HC024215-(20)-03 Proposed Plans and Elevations

Received on 6th June 2024 numbered HC-24215 (60)-02 Proposed Site 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 hereby permitted shall match those as specified on the application forms 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.

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

101 Ivygreen Road, Manchester, M21 9FX
105 Ivygreen Road, Manchester, M21 9FX
103 Ivygreen Road, Manchester, M21 9FX
40 Hawthorn Lane, Manchester, M21 9BD
1 Whitehead Road, Manchester, M21 9HA
118 Ivygreen Road, Manchester, M21 9FX
114 Ivygreen Road, Manchester, M21 9FX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH AREA