

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139640/FH/2024
Date registered valid: 27 March 2024
Proposal: Erection of a two storey side extension, and rear roof dormer to provide additional living accommodation
Address: 21 Chaffinch Close, Manchester, M22 4WX
Ward(s): Sharston Ward

Applicant: Mr Abolfazl Dadashak
Agent (if any): Mr Ahmad Turkmani AT A Design
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 14th May 2024



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 April 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 April 2024 Expired: 30 April 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 terrace property in the Sharston ward area of Manchester. The property forms part of a modern built estate constructed circa 1992. The property although facing Chaffinch close has an entrance to the property located on the side elevation mirrored by the end property on the opposite side of the terrace. The garden to the front and side is open planned with boundary fencing to the rear and remaining side of the site. The site features a conservatory on the rear elevation with an outbuilding to the rear of the site. The style of property has a mock Tudor appearance and is surrounded by similar properties within the immediate area.



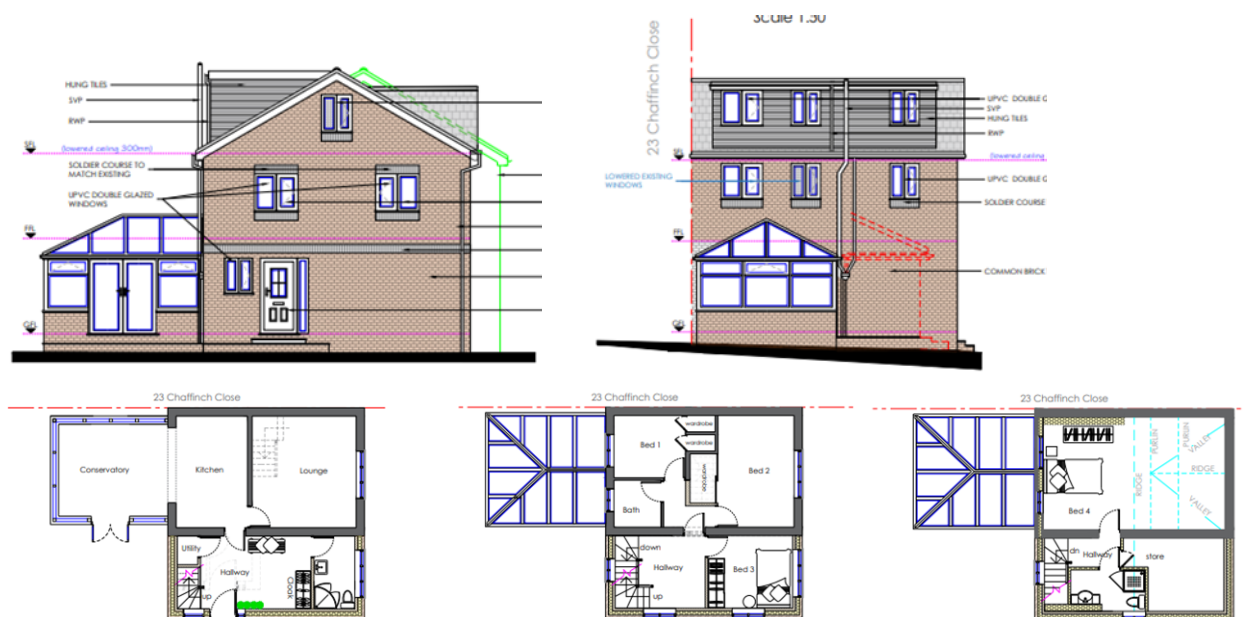
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature

Description of development

The applicant is seeking planning permission for the erection of a two storey side extension and rear dormer to provide additional living accommodation.



Consultations & Notification Responses

Local residents, as per Appendix 1 – Occupiers of properties surrounding the application site were notified of the proposal. Two letters of objection have been received in respect of this application, summary of comments as follows:

- Concerned that the planned renovations will cause disruption, noise and limited or no access to our car parking spaces.
- The parking spaces are adjacent to no.21 and are already often taken up with various vehicles, concerned there will be more vehicles because of the renovation therefore no space for other residents
- Vehicles coming and going daily. Chaffinch Close is a small cul-de-sac, will find this disruptive, a nuisance and a danger
- Potential lack of sunlight into my garden.
- There is a skip already at the side of the car park in the shrubbery and I am also worried this renovation may have an adverse affect on the area.

- Building site could be a danger to children playing

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

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities have now adopted the Places for Everyone plan. There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is 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.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City 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.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of

criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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 a two storey side extension and rear dormer to provide additional living accommodation. It should be noted that the property is uniquely placed within the layout of the street whereby the front entrance is accessible from the side of the house. There have been objections to this proposal in relation to noise, loss of sunlight and car parking at the property.

The extension would be in line with the front and rear wall of the property with a projection to the side measuring 3.0m approximately. The height has been amended since first submission to be in line with the existing ridge of the host dwelling and would be gabled to reflect the current roof style. One door and four windows are proposed on the side elevation, a window to the front and rear elevation at first floor and a window on the ground floor front elevation. Given that the property has a car parking area to the side separating the rear of properties along Stancliff Road from the application site, it is not anticipated that there would be any significant overlooking or loss of privacy given by the location of the windows along the side elevation.

Dormer

The construction of a rear roof dormer window would be set within the main roof and the extension roof which would be set down marginally from the existing ridge height and set in from the boundaries either side. Windows are proposed across the width of the dormer overlooking the rear of the garden area. The rear facing windows are considered to be acceptable and are considered would not provide overlooking or loss of privacy as the rear of the property faces a small wooded area with an allotment which is beyond this.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing on the main roof and the location of the dormer would not be viewed from the street. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

On balance, the rear dormer is considered can be acceptably accommodated at the application property.

Given the orientation of the property, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers of surrounding properties. There is no potential to create terracing as the property is situated on the end of the Close and therefore is not a consideration in this case.

Overall, the footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area would be retained. The applicant has provided details of the brick to reflect the current design of the property annotating soldier courses throughout. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, it is felt that the proposal can be acceptably accommodated at the application property.

Siting, scale and massing

The size and footprint of the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

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. In terms of the proposed materials, it is intended to use matching brick and tiles as specified in the application form including soldier course bricks to match the existing property. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Refuse Bins

The movement and storage of refuse bins would not be affected by this proposal as there is sufficient space along the side of the property. Therefore, the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

There is a car park to the side of the site which is not affected by the introduction of an extension in this location and therefore it is considered that the current car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the original dwelling house and the proposal is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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 - 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. No significant problems have arisen during the consideration of this application.

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:

Revised scheme received on 2nd May 2024 numbered PP176(3)24 Proposed Floor Plans

Revised scheme received on 2nd May 2024 numbered PP176(4)24 Proposed Elevations

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 extension hereby permitted shall match those of the existing building 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

130 Stancliffe Road, Manchester, M22 4PR
124 Stancliffe Road, Manchester, M22 4PR
31 Chaffinch Close, Manchester, M22 4WX
25 Chaffinch Close, Manchester, M22 4WX
19 Chaffinch Close, Manchester, M22 4WX
126A Stancliffe Road, Manchester, M22 4PR
124A Stancliffe Road, Manchester, M22 4PR
130A Stancliffe Road, Manchester, M22 4PR
128A Stancliffe Road, Manchester, M22 4PR
34 Chaffinch Close, Manchester, M22 4WX
128 Stancliffe Road, Manchester, M22 4PR
126 Stancliffe Road, Manchester, M22 4PR
33 Chaffinch Close, Manchester, M22 4WX
29 Chaffinch Close, Manchester, M22 4WX
27 Chaffinch Close, Manchester, M22 4WX
23 Chaffinch Close, Manchester, M22 4WX

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 45M
Area Team Boundary - Name: SOUTH AREA