

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139912/FH/2024

Date registered valid: 30 April 2024

Proposal: Erection of a single storey side and rear extension, new 1.8m fencing to side and widening of drive/access to front

Address: 5 Hollyway, Manchester, M22 4WS

Ward(s): Northenden Ward

Applicant: Mr Thomas Lyth

Agent (if any):

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 June 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 June 2024

Standard consultations:

Printed: 7 May 2024 Expired: 29 May 2024

Neighbour notifications

Printed: 7 May 2024 Expired: 29 May 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 application relates to a two-storey semi-detached C3 dwellinghouse of red brick construction, designed with a hipped roof with red concrete pantiles. The principal elevation features original decorative tiling at first floor level. The application property has been previously extended through a single storey rear extension with lean-to roof, 2.37m in projection and running the full width of the dwelling.

The application site comprises a prominent corner plot location at the entrance to a cul-de-sac (Marylon Drive). The property affords a singular driveway to the front, amenity spaces to the side and rear, alongside a secondary singular driveway and detached garage along the rear northern boundary (to be removed in this proposal and consolidated within the applicant's garden).

Boundary treatment consists of a well-established evergreen hedge along the front and side boundaries adjacent to the highways and timber fencing enclosing private amenity spaces.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Hollyway is residential in nature and comprises semi-detached dwellings of a uniform character, scale and form. Properties afford characterful tiling at first floor level to principal elevations. Extensions to the side are evident within the immediate streetscene.

Description of development

The proposal seeks permission for the erection of a single storey side extension, new fencing to the side boundary and widening of the front driveway.

Internally the proposal would create a utility room, WC and open plan kitchen/dining room at ground floor level.

A single access door and window is proposed to the front elevation, two small windows to the side and sliding patio doors to the rear. Four roof lights are proposed.

Consultations & Notification Responses

Local responses

None

Consultee responses

Highway Services –

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

There is an existing vehicular access off Marylon Drive to a single driveway and a garage located to the rear of the property. The rear garage is to be removed with hedging enclosing the driveway.

There is an existing vehicular access off Hollyway to a single driveway located to the front of the property. Dropped kerbs is present in this location.

As per the application form, the existing vehicular access off Hollyway is to be widened to form a double driveway. This is acceptable in principle subject to the application of a Section 184.

Should the planning application be approved, the applicant will be required to enter into a Section 184 agreement for the resurfacing of the footway and dropped kerbs on Hollyway and will require a crossing licence/agreement. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

Any redundant dropped kerbs will need to be reinstated and resurfaced to MCC standard materials. The applicant should be advised that amendments would be required to the drainage channel to ensure adequate drainage is achieved. This will form part of the S184 designs.

All bins should be stored within the site's curtilage and transferred for kerbside collection when appropriate to prevent any obstruction on the footway.

Relevant Planning History

At the application site –

087871/FH/2008/S2 – Erection of a single storey side extension to create additional living accommodation. Approved 11.11.2008. *Not implemented*

History of negotiations

The planning officer requested that the first floor side element was omitted from the proposal, in order to negate visual amenity impact on the building line of Marylon Drive. The applicant submitted revised plans by 25/06/2024, showing a single storey proposal and annotated additional boundary treatment which was assessed accordingly.

Local Planning Policies

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

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

EN 1 – Design Principles and Strategic Character Areas

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 12 – Achieving well-designed places

Issues

Principle of development:

The principle of building a single storey side/rear extension and widening of the front driveway to provide additional living space and off-street parking provision for a C3 dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Impact on visual amenity and the streetscene:

The initial proposal applied for a two-storey side extension, however visual amenity concern was raised with regards to the interruption of the characterful building line of the cul-de-sac Marylon Drive adjacent. As such the proposal has been revised to single storey.

The proposed single storey side and rear element would project 3.68m from the original side elevation and run the full length of the extended dwelling (8.67m), designed flush with existing elevations. The proposed and existing extensions would be read cumulatively as a single storey wraparound.

The proposed extension would retain a separation distance of approx.. 960mm to the side boundary to the south west. The proposed extension would accommodate a hipped roof, designed with a pitch and eaves level to match the existing extension. Fenestration is proposed in all elevations.

Whilst not specified on the submitted plans, the application form states matching materials are proposed (red brickwork and clay roof tiles), this shall be conditioned for the avoidance of doubt.

The proposed scale and design of this revised extension is considered subservient to the host property. In addition, due to the reduced scale of the proposal, this element should not form an obtrusive feature within the street scene and impact by the building line of Marylon Drive. As such, the proposal is not considered to impact the character of the streetscene.

The proposed alterations including the extension of the front driveway to create two off street spaces and demolition of the existing rear garage to form additional private amenity space are considered acceptable. Whilst the additional 1.8m fencing proposed along the southwestern side boundary would exceed the permitted development allowance by 0.8m (for boundary treatment adjacent to a highway) and would not usually be supported, it is considered in this instance to be acceptable on balance. This is due to the proliferation of existing boundary treatment which is to be retained (mature and tall hedging – does not require planning consent) around the applicant's curtilage adjacent to the highway, which has set a precedence for this scale of boundary treatment on this specific site. This proposal should not set a precedence for tall fencing adjacent to a highway.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy and saved policy DC1 of the UDP, as well as chapter 12 of the NPPF. as their impact upon visual amenity is considered to be minor.

Impact on residential amenity:

The proposed single storey extension would feature subservient dimensions and would be sited south west of the host dwellinghouse, as such, the proposal would be entirely screened from the adjoining semi-detached property no.7 negating any undue harm.

A separation distance of approximately 14.5m including the highway would be retained between nearest elevations of the development and no.3 Hollyway to the south west, which would negate overbearing, overlooking and overshadowing concerns south-westwards. In addition, the application site affords heavy boundary treatment (evergreen hedging) along the front and side boundaries which would screen the development from public view.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Highways:

Whilst the proposal would remove the existing detached garage and driveway to the rear of the site, the applicant proposes to extend the driveway to the front off Hollyway, in order to facilitate two cars off street. This revised parking arrangement has been reviewed by highway services and is considered acceptable in principle subject to the application of a Section 184.

Other matters:

All material planning matters have been addressed.

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, Place for Everyone and other material considerations. In this instance negotiations took place with regards to the scale of the proposed two storey in relation to visual amenity. Amended plans were submitted showing revised single storey proposal, the revised application has been determined with the attachment of appropriate conditions.

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 drawings

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed plans and elevations', numbered '400-01 P04', stamped as received by the City Council as Local Planning Authority on the 25/06/2024.
- 'Proposed tree and hedge removal', numbered '300-01 P01', stamped as received by the City Council as Local Planning Authority on the 30/04/2024.

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

3. Matching materials

The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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

Highway Services

1 Marylon Drive, Manchester, M22 4WF
9 Hollyway, Manchester, M22 4WS
12 Hollyway, Manchester, M22 4WS
4 Marylon Drive, Manchester, M22 4WF
14 Hollyway, Manchester, M22 4WS
10 Hollyway, Manchester, M22 4WS
1 Hollyway, Manchester, M22 4WS
2 Marylon Drive, Manchester, M22 4WF
8 Hollyway, Manchester, M22 4WS
7 Hollyway, Manchester, M22 4WS
6 Hollyway, Manchester, M22 4WS
3 Hollyway, Manchester, M22 4WS

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
Area Team Boundary - Name: SOUTH AREA