MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139922/FH/2024
Date registered valid:	1 May 2024
Proposal:	Erection of single storey side extension
Address:	70 Stapleford Close, Manchester, M23 2SJ
Ward(s):	Baguley Ward
Applicant:	Mrs Warburton
Agent (if any):	Mr Anthony Honeyford, Creative Design
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18/06/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24/05/2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 16 May 2024 Expired: 7 June 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 semidetached 2-stroey class C3 dwellinghouse near the end of Stapleford Close, in the Baguley Ward of Wythenshawe. The property is constructed with red brick and black roof tiles, white uPVC windows and a grey door, it features a small canopy above the side entrance door and hardstanding for vehicle parking to the front and side, with a garden to the rear.



Figure 2. Front View of property.



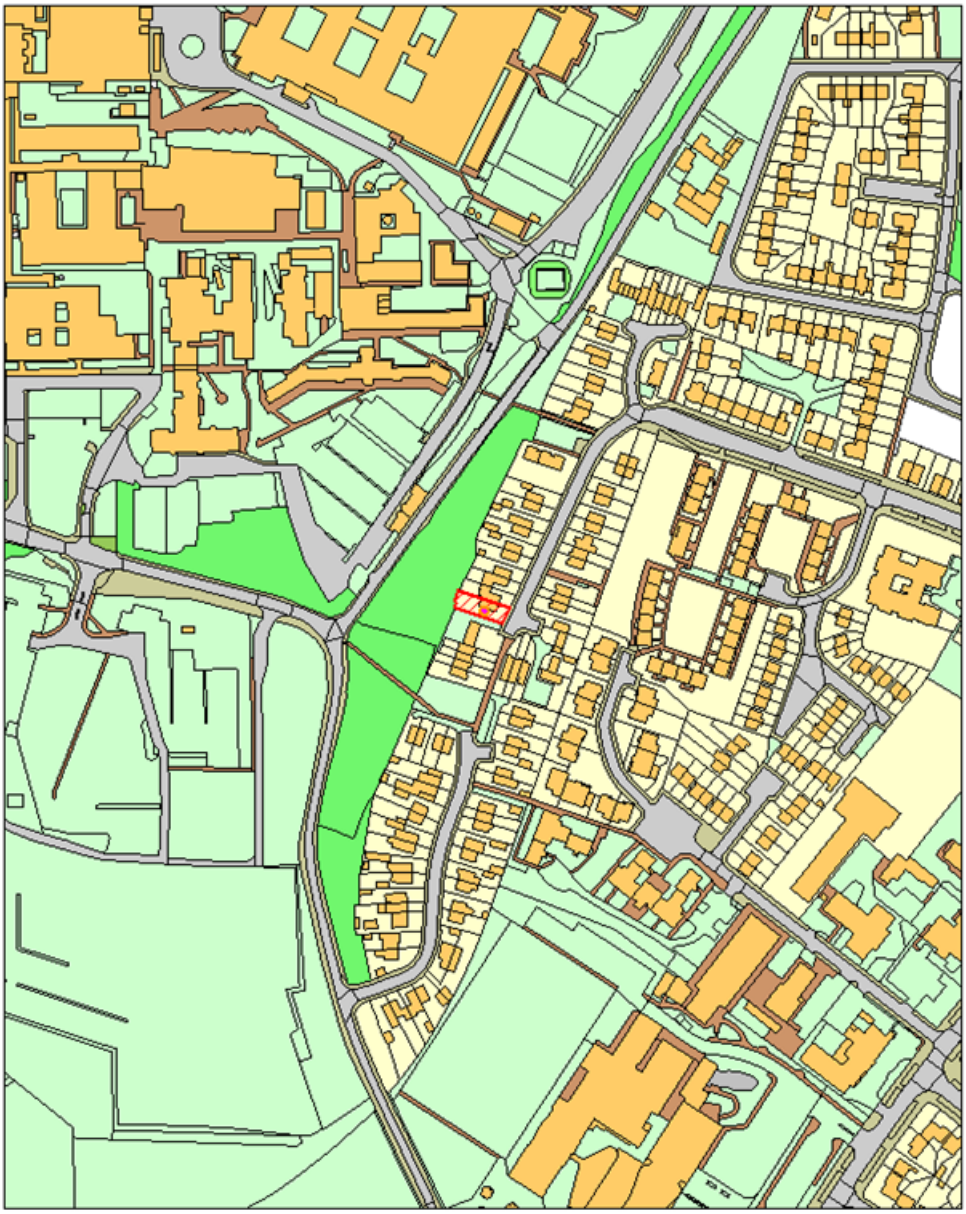
Figure 1. Proposal Area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

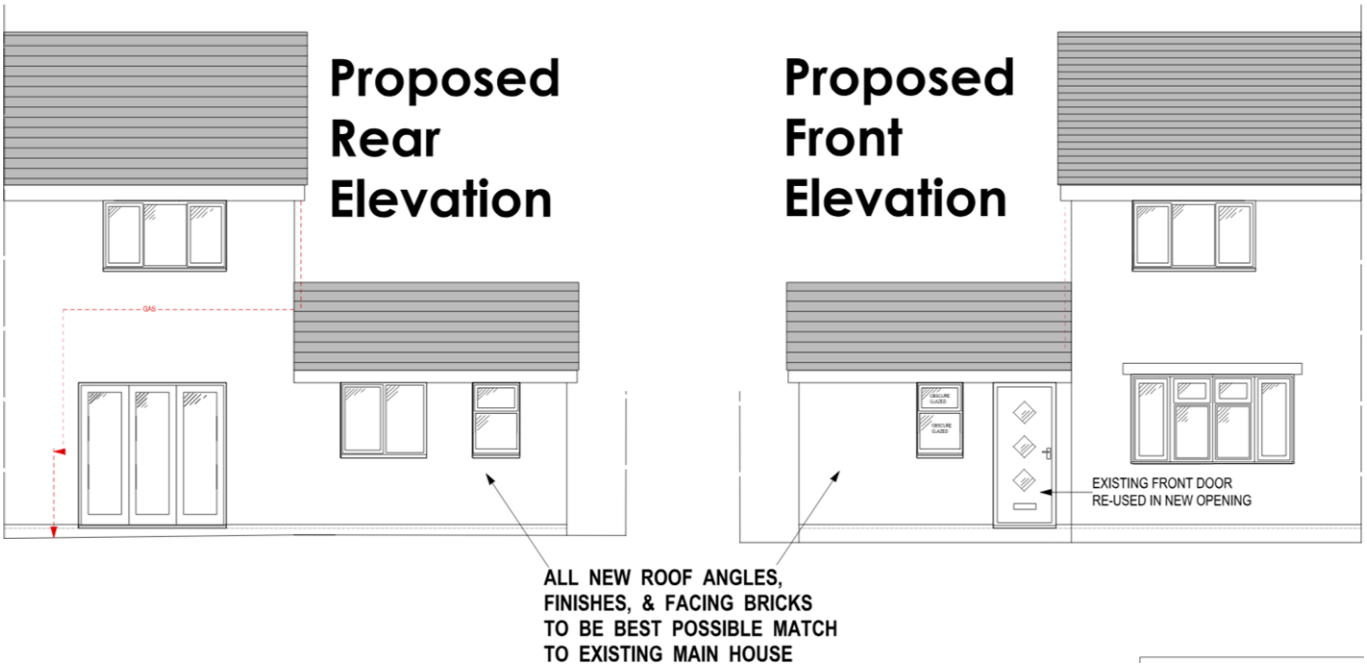
Description of area
Stapleford close is a residential cul-de-sac situated within the Baguley Ward of Wythenshawe, close to the Wythenshawe Hospital, Newall Green Academy, Milky Button Park and Roundthorn Metrolink stop. The area is predominantly residential in terms of its character, consisting of a range of housing types including semidetached, terraced and flats.

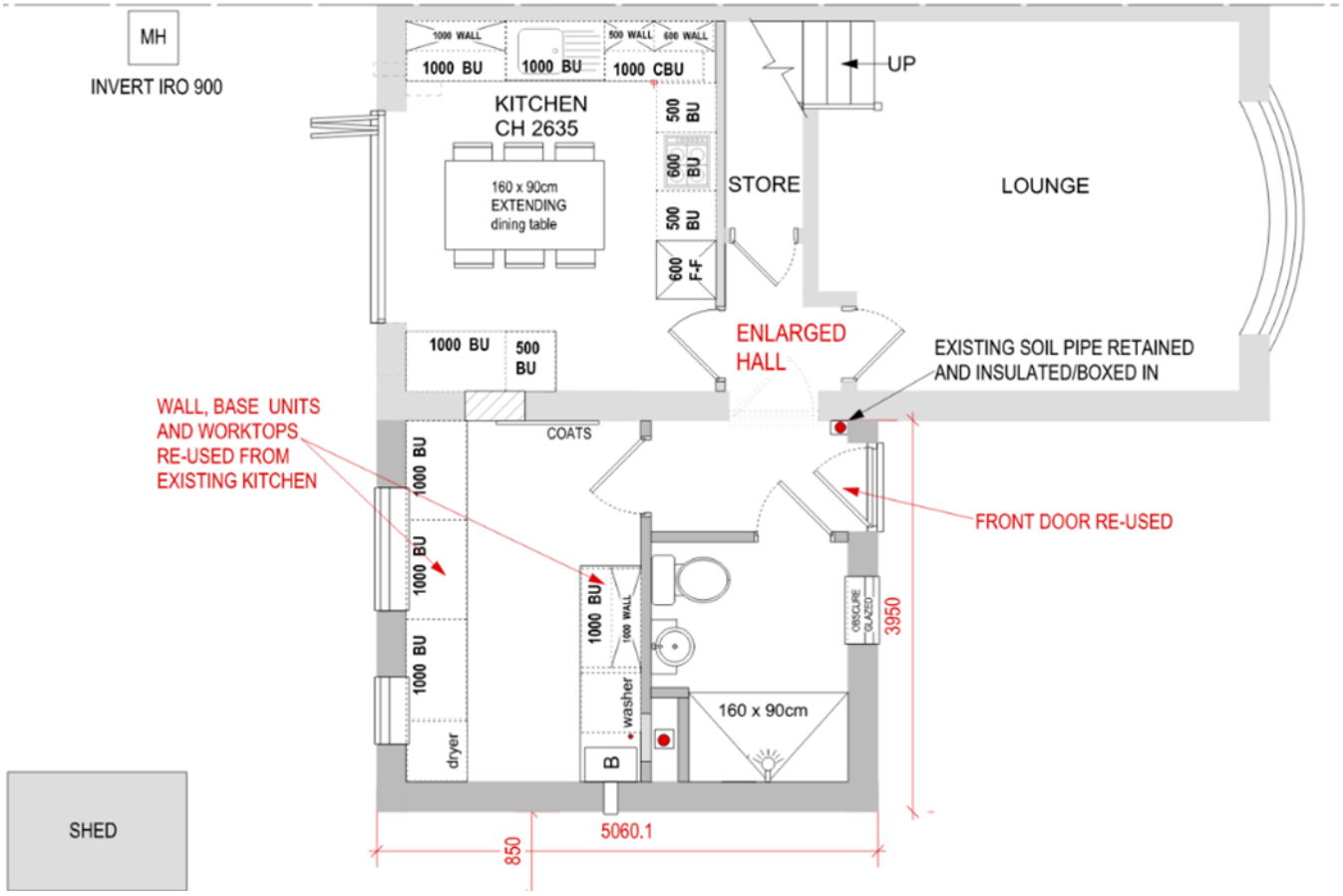


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Description of development
The applicant is seeking permission for the erection of a single storey side extension to provide additional living accommodation. It will have a projection of 3950mm from the existing sidewall, and will span 5060m, set back from the front of the property by 3980mm. It will have a gable roof with a maximum height of 3550mm sloping down to 2280mm at the eaves.





Consultations & Notification Responses
As per appendix 1 – Neighbouring residents were notified and asked for comments on the proposed application – No comments or objections were made.

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

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

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 following policies are relevant:

- S1- Sustainable development
- S2 – Carbon and energy
- S5 – Flood risk and the water environment

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Issues

Policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle
The submitted application is for the erection of a single storey side extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

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

Sitting, Scale and Mass
The proposed single storey side extension would have a projection of 3950mm from the existing side elevation, it would span 5060mm to become flush with the rear elevation and would be set back from the front wall by 3980mm. The roof would be pitched with an open gabled on the side elevation, with a maximum height of 3550mm, sloping down to 2280mm at the eaves.

Although the proposed extension is just over 50% of the existing ground floor floorspace, the property has a large cartridge and a substantial gap to the neighbouring property, which allows for a side extension without risk of causing a terracing effect.

It is considered that the single-story side extension is subservient to the host dwellinghouse and as such it is deemed as acceptable as it would not result in an ‘excessively large or bulky’ addition to the property. The proposed extension therefore accords with policy DC1 of the UDP and policies SP1 and DM1 of the Manchester Core Strategy.

Residential Amenity
Given that the extension would be single storey with a maximum roof height 3550mm sloping down to 2280mm towards the front and rear, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not infringed upon.

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.

Design and Visual Amenity
The extension would be built of brickwork and roof tiles to match the existing. Its side elevations would be blank and featureless, whilst its rear elevation would feature a set of white uPVC windows. Its front elevation would feature one outward-opening door and one window.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Set back from the front of the property, the proposal would be visible within the street scene, but its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Parking
The proposed side extension would take up some of the existing driveway, however it is set back from the front elevation by 3980mm and there is hardstanding for vehicle parking across the entire front of the property, as a result there would still be room for off street parking for up to two vehicles, which is considered to be ample for a single family dwelling of this size.

Waste Storage
The current waste storage arrangements would be unaffected by this proposal.

Conclusion
Given the above issues, it is considered that the proposed single-storey side extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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
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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 - 01 May 2024
    b. Drawing –Existing and Proposed plans and elevations 01 May 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

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 DM1, SP1 and EN1 of the Core Strategy.

4. **Additional glazing restriction:**
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

31 Stapleford Close, Manchester, M23 2SJ
29 Stapleford Close, Manchester, M23 2SJ
72 Stapleford Close, Manchester, M23 2SJ
68 Stapleford Close, Manchester, M23 2SJ

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