MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139413/FH/2024
Date registered valid:	8 March 2024
Proposal:	Erection of single storey rear/side extension and front porch and erection of outbuilding
Address:	20 Acorn Close, Manchester, M19 2HS
Ward(s):	Burnage Ward
Applicant:	Mr Irtza Zaidi
Agent (if any):	Mr Muhammad Dabeer Rana, MD Design Consultancy
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29 April 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 March 2024

Standard consultations: Printed: 8 March 2024 Expired: 30 March 2024

Neighbour notifications: Printed: 8 March 2024 Expired: 30 March 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey detached C3 dwellinghouse of redbrick and cream-coloured render with a red concrete tile hipped roof. The property features white uPVC windows, including a ground floor bay to the front, a paved front driveway and grassed garden with no boundary treatment, an integrated garage to the side, a front porch canopy, and a spacious rear garden.



Figure 1. Front view.



Figure 2. Rear view.



Figure 3. Shared boundary,



Figure 4. Gap to boundary.

Description of area

Acorn Close is a residential cul-de-sac situated within the Burnage ward of Manchester, close to Fallowfield cycling loop, Rodney Fields, and Kingsway (A34). The area is primarily residential in terms of its character, consisting of detached and semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension, front porch and detached outbuilding.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received

Sustrans – no comments or objections received

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone

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'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

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.

- Policy JP-P1: Sustainable Places

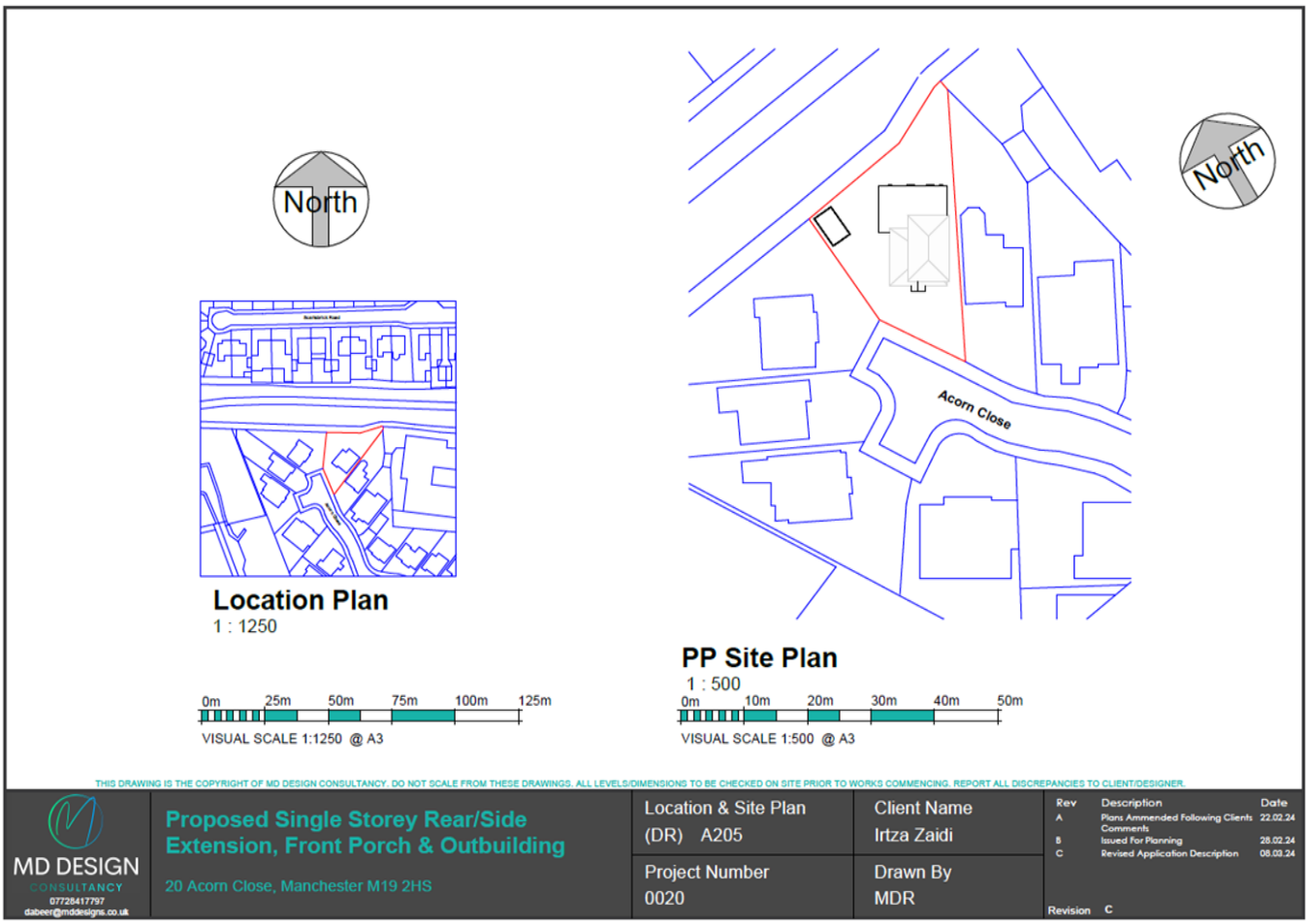


Figure 5. Submitted location & site plan.

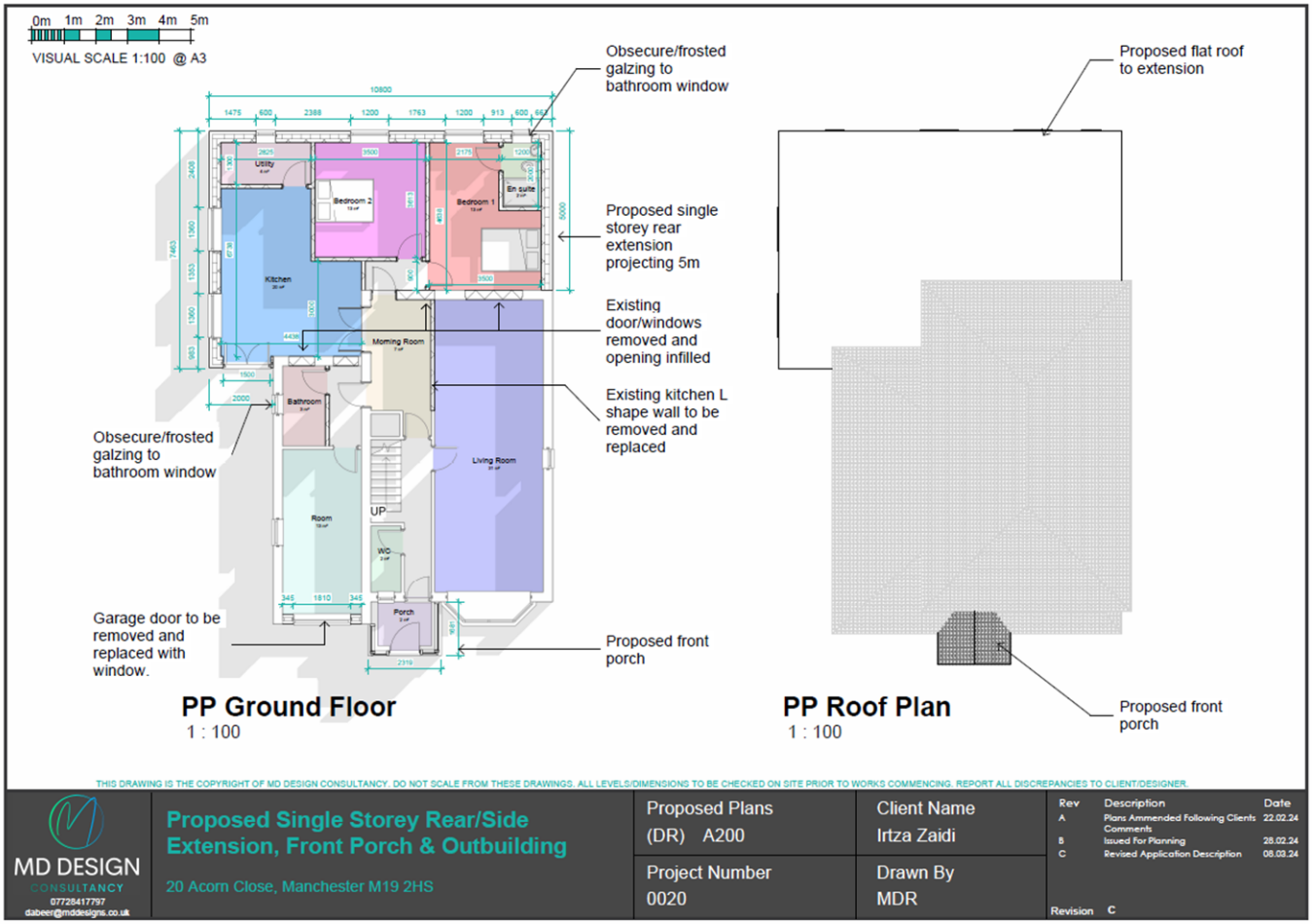


Figure 6. Submitted proposed plans.

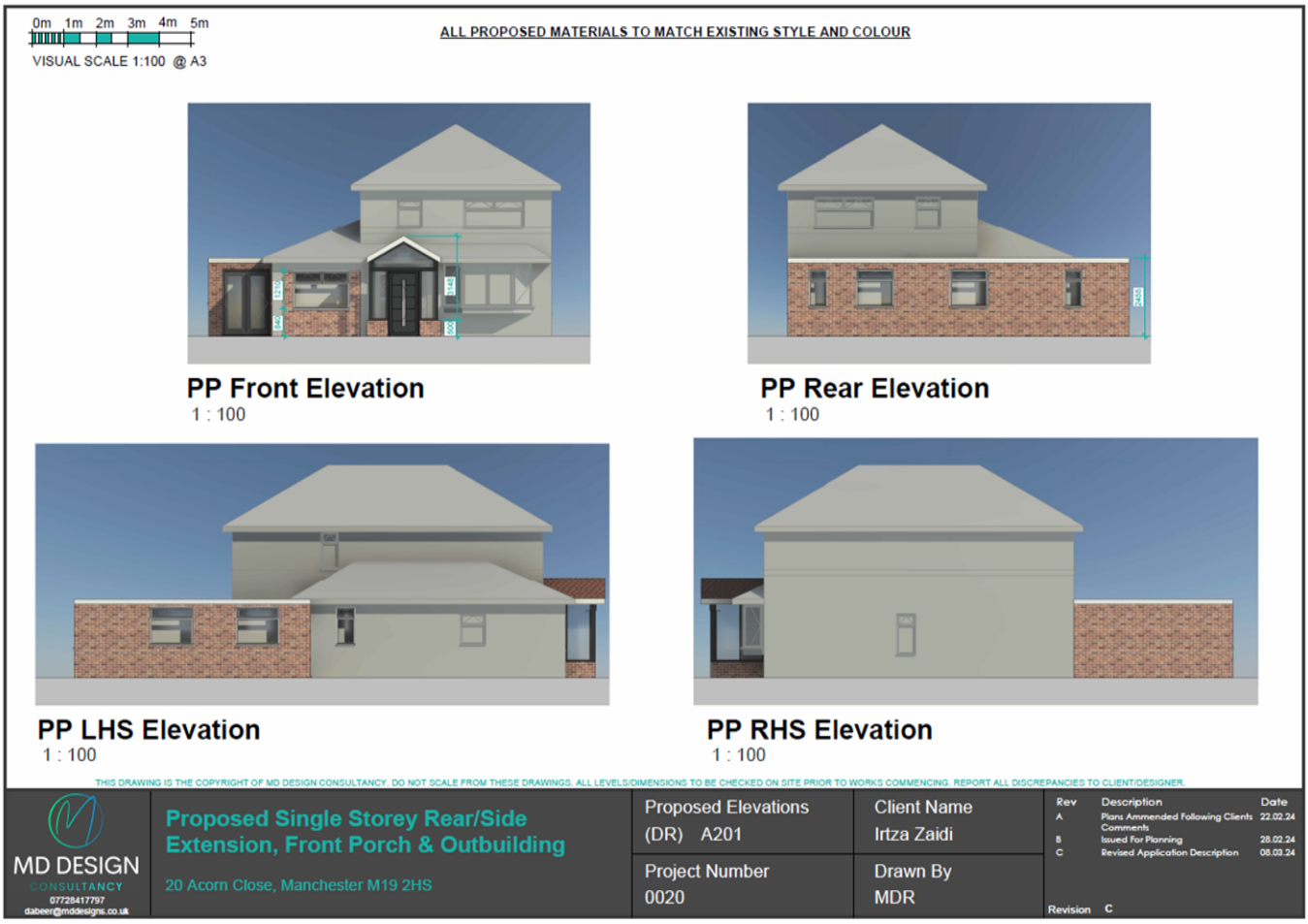


Figure 7. Submitted proposed elevations.

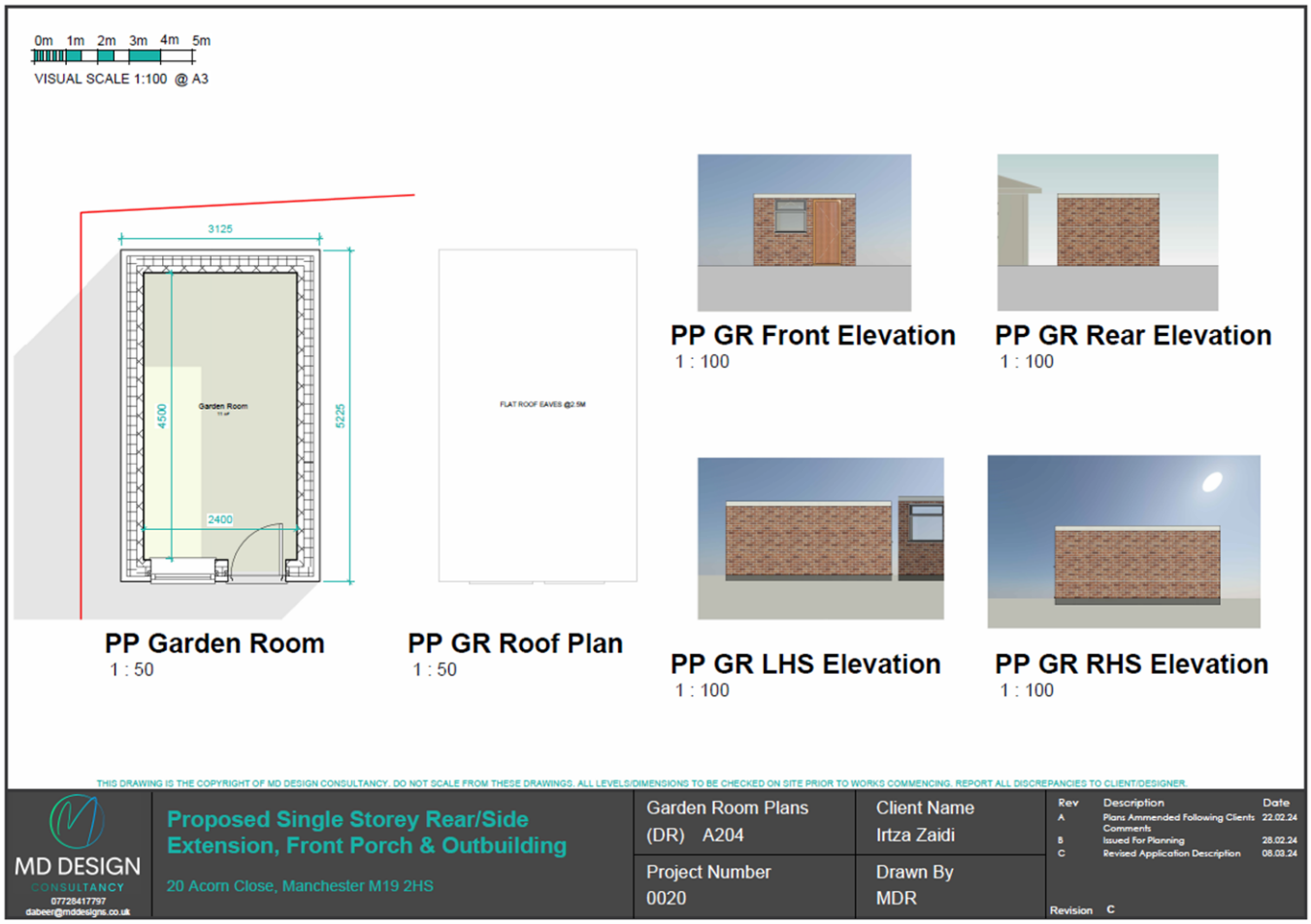


Figure 8. Submitted proposed plans and elevations of outbuilding.

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 principle of erecting a single storey side and rear extension, front porch and outbuilding in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the single storey extension would be sited at the side and rear of the property, wrapping around its northeastern and northwestern elevations, adjoining the existing single storey outrigger. It would project 5m rearwards from the host dwellinghouse, with an overall length / depth of 7.463m, sideward projection of 4.756m, width of 10.8m, and flat roof height of 2.455m. A gap of 0.977m would be maintained to the boundary shared with No.18 Acorn Close and a gap of 7.801m would be maintained to the boundary shared with No.22 Acorn Close.

The porch extension would be sited at the front of the property, facing southwest. It would project 1.681m frontwards, with a width of 2.319m, dual pitch roof height of 3.148m and an eaves height of 2.352m. A gap of 5.524m would be maintained to the boundary shared with No.18 Acorn Close and a gap of 6.553m would be maintained to the boundary shared with No.22 Acorn Close.

The proposed outbuilding would be sited in the northwest corner of the rear garden. It would measure to 5.225m in length / depth, 3.125m in width, and 2.5m in height. A gap of 0.636m would be maintained to the boundary shared with No.22 Acorn Close.

The 5m rearward projection (of the rear extension) exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable in these circumstances given that the extension would have a less than substantial impact upon neighbouring occupiers in terms of residential amenity due to its siting northerly siting as well as its minimal height (2.455m). The extension would also avoid reducing the private outdoor amenity space of the property to an unacceptable degree. Moreover, all of the proposed developments are considered to be subservient to the host dwellinghouse in terms of their dimensions and would not result in 'excessively large or bulky' additions to the property.

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

Appearance and visual amenity – the submitted application form indicates that the proposal would be built of brickwork and windows to match the existing.

The rear extension would feature a set of inward-opening doors to its front elevation, 2no. windows to its side elevation (facing No.22 Acorn Close), 4no. windows to its rear elevation), and a blank side elevation (facing No.18 Acorn Close) and flat roof.

The front porch extension would feature an inward-opening door and 2no. windows to its front elevation and 1no. window to each of its side elevations, with a dual pitch roof form.

The outbuilding would feature 1no. window and 1no. inward-opening door to its front elevation and blank side and rear elevations with a flat roof form.

The proposal is relatively standard in terms of its scale and design and would be in-keeping with the existing precedent of residential extensions in this area. Sited at the front, side and rear of the property, it is acknowledged that elements of the proposal would be visible within the street scene and public realm, however its use of matching materials should ensure that it does not form a prominent visual feature within the locale. The overall character of the property and its surrounding area would therefore not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the rear extension would be single storey with a maximum roof height of 2.455m and sited to the north of the nearest residential property, 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 side-facing windows, in the elevation facing No.22 Acorn Close, would be sited approximately 8m away from the shared boundary and should therefore avoid giving rise to issues associated with loss of privacy and overlooking.

Similarly, given that the front porch extension would be single storey with a maximum roof height of 3.148m with considerable gaps maintained to the plot's shared boundaries, 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. The considerable gaps maintained to the plot's shared boundaries should also ensure that the development does not infringe upon the privacy of neighbouring occupiers.

Lastly, given that the outbuilding would be single storey, with a maximum roof height of 2.5m and with blank side and rear elevations, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, loss of privacy, or loss of outlook, nor should it introduce an overbearing presence into the area.

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Other matters – the proposal also includes a number of elevational alterations to the host dwellinghouse. These are listed below:

- The existing up-and-over garage door present on the front elevation of the property would be replaced with 1no. window (to match the existing).
- 1no. new window would be installed at ground floor level in the side elevation facing No.22 Acorn Close. This would be sited approximately 8m away from the shared boundary.

These alterations are considered acceptable given their minimal impact upon visual and residential amenity.

Conclusion – given the above issues, it is considered that the proposed 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) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

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

-'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-12842432', stamped as received by the City Council as Local Planning Authority on the 8th March 2024.

-‘Proposed Plans’, numbered ‘A200’, stamped as received by the City Council as Local Planning Authority on the 8th March 2024.
-‘Proposed Elevations’, numbered ‘A201’, stamped as received by the City Council as Local Planning Authority on the 8th March 2024.
-‘Proposed 3D Plans’, numbered ‘A202’, stamped as received by the City Council as Local Planning Authority on the 8th March 2024.
-‘Proposed 3D Views’, numbered ‘A203’, stamped as received by the City Council as Local Planning Authority on the 8th March 2024.
-‘Garden Room Plans’, numbered ‘A204’, stamped as received by the City Council as Local Planning Authority on the 8th March 2024.
-‘Location & Site Plan’, numbered ‘A205’, stamped as received by the City Council as Local Planning Authority on the 8th March 2024.

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

3) The materials to be used on the external surfaces of the developments 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 developed is not adversely affected by the materials to be used in the construction of the developments, 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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework. The Manchester Core Strategy policy SP1 and DM1.

5) The outbuilding as shown on approved plans ‘A203’, ‘A204’, and ‘A205’, stamped as received by the City Council as Local Planning Authority on the 8th March 2024, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.20 Acorn Close.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Sustrans

Cringle Brook Primary School, 388 Slade Lane, Manchester, M19 2HT
24 Acorn Close, Manchester, M19 2HS
22 Acorn Close, Manchester, M19 2HS
16 Acorn Close, Manchester, M19 2HS
26 Acorn Close, Manchester, M19 2HS
18 Acorn Close, Manchester, M19 2HS
28 Acorn Close, Manchester, M19 2HS

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