

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139450/FH/2024

Date registered valid: 5 March 2024

Proposal: Erection of single storey rear extension to form additional living accommodation with associated steps and glass balustrades.

Address: 23 Parkleigh Drive, Manchester, M40 3RZ

Ward(s): Moston Ward

Applicant: Mrs Tracy Turner

Agent (if any): Mr Dave Trudgeon, Conway Architectural Design

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@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: 28 March 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 March 2024 Expired: 5 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 23 Parkleigh Drive within the north Manchester ward of Moston. The application site relates to a semi-detached, two storey, red brick dwellinghouse with hipped roof and enclosed front porch. Amenity space to the front of the property consists of hardstanding which wraps to the side of the applicant property. Amenity space to the rear is accessible via a shared area of hardstanding with no.25 Parkleigh Drive and private amenity space consists of a detached garage, garden and further area of raised hardstanding.

The surrounding area is residential in context.

Description of development

The submitted application seeks planning permission for the erection of single storey rear extension to form additional living accommodation with associated steps and glass balustrades.

The single storey rear extension would extend the width of the host property and have approximate dimensions, at the largest point, of Height: 4 x Length: 4.05 x Width: 5.6 metres. The proposal would have a gable roof formation and involve the insertion of a set of sliding doors and two skylights within the roof plane.

The associated steps and glass balustrades would require consent due to the height of the steps measuring 600mm in height, which would provide access from the rear extension into the rear amenity space connected with the property.

Materials to be used would include:

- red multi brickwork to match existing
- terracotta roof tiles to match existing
- Upvc doors and windows
- Steps and 1100mm high glass balustrades.

Amended Description of Development

During the course of the application, the description of development was amended to include the associated steps and glass balustrades to be installed as shown on the plans, as the height of the steps would exceed the height allowed through Permitted Development rights.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

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

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

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality

of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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 Plan and its policies are 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.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey rear extension to form additional living accommodation with associated steps and glass balustrades. 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.

Visual/ Residential Amenity

The proposed rear extension would extend the width of the host property and have a projection of 4.05 metres. The proposal would be sited against the shared boundary with no.21 Parkleigh Drive. Given the neighbouring property benefits from a rear conservatory, the neighbour would only feel an additional built form of approx. 1.1 metres beyond the neighbour's rear building line. Given the proposal would be single storey only, the level of built form is not considered overbearing. Given this neighbour sits to the south of the applicant property, they would not be adversely impacted by loss of light/ overshadowing implications. No adverse privacy implications would occur as a result of the proposal given no windows would be inserted in the side elevation of the proposal. A condition would be placed on any approval granted restricting the insertion of windows or doors approved beyond this consent. The steps to be installed at the property would allow the resident to gain access to the rear amenity space. Since this area would measure only 1 metre in length, any opportunities for overlooking into the neighbour's rear amenity space would be extremely limited and therefore acceptable.

The proposal would be sited approx. 1.5 metres from the shared boundary with no.25 Parkleigh Drive and would run against the shared pathway with no.25. As a result, both neighbours would benefit from additional privacy, as the existing circumstances give rise to overlooking into the neighbour's rear amenity spaces. Whilst the extension would extend beyond the neighbour's

rear building line, it is not considered to cause an overbearing impact given the 1.5 metre separation and the single storey level. Given the proposal would be single storey, any levels of overshadowing would not be considered to be significant. No windows would be inserted in the side elevation of the proposal, thus not giving rise to any adverse privacy implications. The associated steps and glass balustrade due to its nature would not give rise to any adverse amenity implications.

Due to the single storey nature of the proposal and the 14 metre distance to the rear boundary line of the site, no neighbours to the rear would be impacted by the proposal.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

The proposal would have a projection of 4.05 metres and as such, exceed the maximum projection specified within Policy DC1.3 of the UDP and extend beyond Permitted Development rights for this house type. However, given the Larger Homes Extension Route, where extensions up to 6 metres could be accepted for semi-detached properties and given the minimal impact to the neighbouring properties, the projection is considered acceptable in this instance. The insertion of steps and glass balustrades are considered appropriate to support the proposal, pursuant to Policy DC1 of the UDP.

Materials to be used have been listed within the report previously and would in most cases, match those within the host property. This is considered acceptable and a materials condition to this effect would be attached to any approval granted.

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.

Car Parking

No change to car parking arrangements would occur as a result of the proposal.

Bin Storage

No change to bin store arrangements would occur as a result of the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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 and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to the approval granted.

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:

-Drawing- Proposed- GF Plan, numbered 811-06A, stamped as received by the City Council as Local Planning Authority on 5 March 2024.

-Drawing- Proposed- Roof Plan, numbered 811-07A, stamped as received by the City Council as Local Planning Authority on 5 March 2024.

-Drawing- Proposed- Elevations, numbered 811-08, stamped as received by the City Council as Local Planning Authority on 5 March 2024.

-Drawing- Site Plan- Site and Location Plan (Proposed), numbered 811-05, stamped as received by the City Council as Local Planning Authority on 5 March 2024.

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out within the 'Drawing- Proposed- GF Plan, numbered 811-06A', stamped as received by the City Council as Local Planning Authority on 5 March 2024 and 'Drawing- Proposed- Elevations, numbered 811-08', stamped as received by the City Council as Local Planning Authority on 5 March 2024, specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

21 Parkleigh Drive, Manchester, M40 3RZ
210 Moston Lane East, Manchester, M40 3QH
208 Moston Lane East, Manchester, M40 3QH
14 Parkleigh Drive, Manchester, M40 3RY
12 Parkleigh Drive, Manchester, M40 3RY
10 Parkleigh Drive, Manchester, M40 3RY
25 Parkleigh Drive, Manchester, M40 3RZ

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA