

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139129/FH/2024
Date registered valid: 30 January 2024
Proposal: Erection of single storey side extension to provide additional living accommodation
Address: 27 Edgecote Close, Manchester, M22 4UT
Ward(s): Sharston Ward

Applicant: Mr Christopher Maddon
Agent (if any): N/A
Case officer: Jake Walther
Email: jake.walther@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **29/02/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 09 February 2024

Standard consultations:

Printed: 7 February 2024 Expired: 28 February 2024

Neighbour notifications

Printed: 7 February 2024 Expired: 28 February 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 proposal is in relation to an end of terrace corner property located on the cul-de-sac of Edgecote Close. The property has a large garden and hardstanding for vehicle parking which features a detached garage to the side.



Figure 2. Primary view of property from Edgecote Close



Figure 1. Rear view of proposal area.

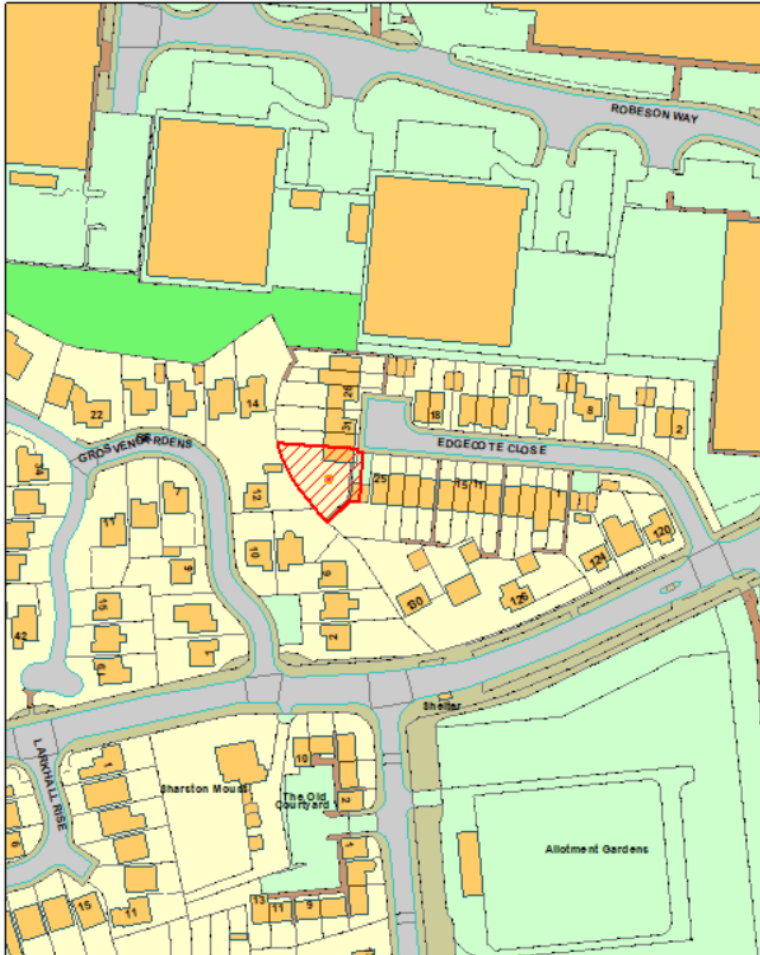
Listed building: Not applicable.

Conservation area: Not applicable.

Tree Preservation Order: Not applicable.

Description of area:

Edgecote Close is primarily a residential neighbourhood with a mixture of terraced, semi-detached and detached properties. There are nearby commercial warehouses to the north of the site at Sharston Green business park however there is no through access to these facilities from Edgecote Close. The property is close to the M56 outer ring road, Hollyhedge Park, 'the pines hospital' and Menorah Synagogue and benefits from being in proximity to local shops and services on Church Road.



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**Description of development:**

The applicant is applying for permission of the erection of a 3m single-storey side extension to provide additional space on the ground floor. The proposal adds a mono pitch roof with 2no. skylights. A set of sliding doors and a new window will be added to the side elevation of the proposal. The proposed addition uses brickwork, roof tile and UPVC windows to match the existing building.

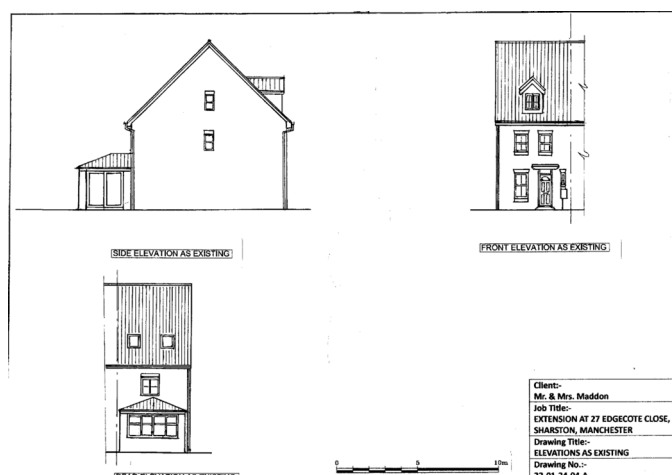


Figure 3. Existing elevations

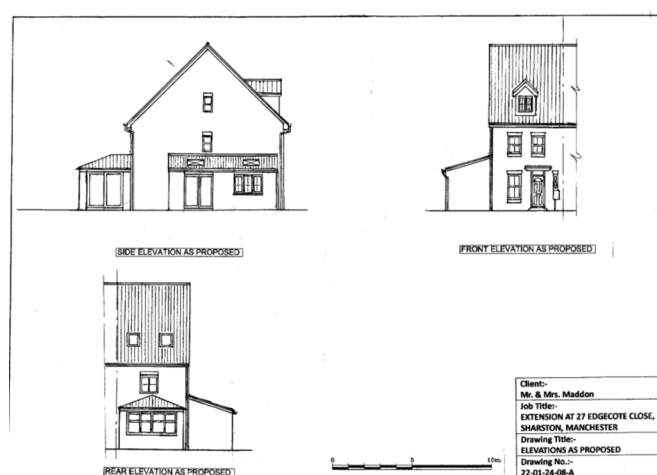


Figure 4. Proposed elevations

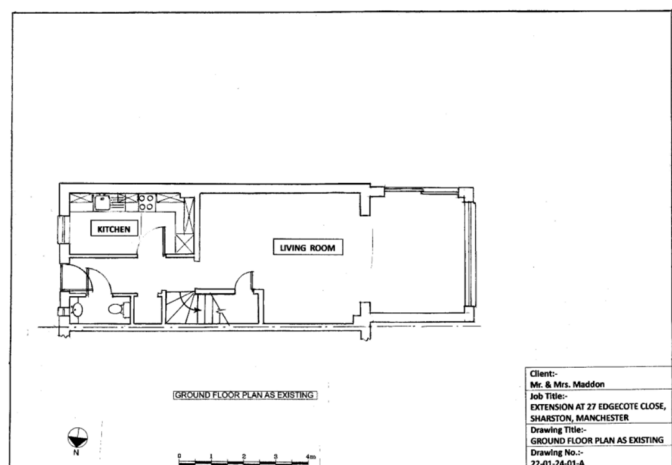


Figure 6. Existing Floorplan

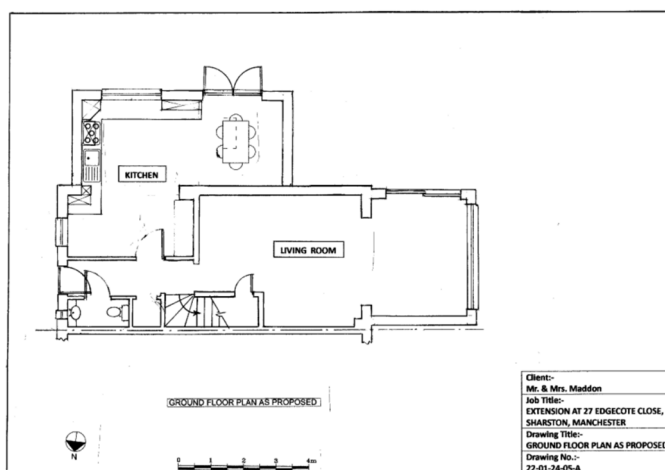


Figure 5. Proposed Floorplan

Consultations & Notification Responses

Manchester City Council Neighbourhood Team Leader (Arboriculture)

As per Appendix 1, an Arboriculture officer inspected the site prior to the application.

No objection to the proposal. Recommendation for trees to be fenced off for the duration of construction with no materials to be stored in these areas.

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

No comments, objections, or representations in respect of this application were received.

Policies and Principle

Summary of relevant policy:

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.

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

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.

The following policies are relevant:

- S1- Sustainable development
- S2 – Carbon and energy
- S5 – Flood risk and the water environment
- H1 – Scale, distribution and phasing of new housing.

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.

Principle of Development:

The submitted development application is for the erection of single storey rear 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.

Residential Amenity:

The property is sited on the corner of Edgecote Close with a garden situated to the side and rear of the property. The proposed extension would be set back from the front of the property with a projection off the sidewall measuring 3m.

A window and a sliding glazed door are proposed along the side elevation; however, given the orientation of the garden to the side of the property it is not anticipated that there would be overlooking or loss of privacy added by the extra window. The roof would be a mono pitch with the inclusion of two roof lights.

Overall, it is considered that the addition to the side of this property would not provide a negative impact within the street scene or upon the occupiers of surrounding properties. Given the height, projection and relationship to adjacent properties, it is not considered to create a bulky or disproportionate scale addition to the property and therefore the development accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Design and Appearance:

Materials to be used would involve red brickwork and UVPC windows and doors to match existing and a mono pitch roof with a matching roof tile finish. This is considered acceptable and would be conditioned accordingly within any approval granted.

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.

Trees:

The property contains three large trees in the garden area that have been considered, as part of the pre-application process an arboriculture officer visited the property to inspect the large trees

in the garden that are in proximity to the proposed development; it was determined that an AIA was not required as the encroachment is well within 20%.

To ensure that the trees are not negatively impacted during the proposed development, they should be fenced off during the development and no materials or machinery must be stored within this protected area. Additionally, all works must be carried out with in accordance with BS:5837. It is advised that the pile and beam foundation method is used if suitable in the location, however, it would not be crucial to use this method.

Car Parking:

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

Waste Storage:

Bin storage arrangements would not be impacted by the 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 subservient to the original dwelling house and the proposal is considered 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 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

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.

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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:

- Application Form stamped as received by the City Council as Local Planning Authority on 30 January 2024.
- Drawing- Proposed- Floor Plans & Elevations, numbered 22-01-24-08-A and 22-01-24-05-A , stamped as received by the City Council as Local Planning Authority on 30 January 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 used to construct the external elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the submitted information and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The trees should be fenced off during construction and all work must be carried out in accordance with BS:5837.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

26 Edgecote Close, Manchester, M22 4UT
31 Edgecote Close, Manchester, M22 4UT
29 Edgecote Close, Manchester, M22 4UT
25 Edgecote Close, Manchester, M22 4UT
23 Edgecote Close, Manchester, M22 4UT
12 Grosvenor Gardens, Manchester, M22 4XA
8 Grosvenor Gardens, Manchester, M22 4XA
10 Grosvenor Gardens, Manchester, M22 4XA

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