MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139411/FH/2024
Date registered valid:	1 March 2024
Proposal:	Erection of a first-floor side extension, part-single / part-two storey side and rear extension, raised terrace area, alterations to the existing garage roof, together with elevational alterations.
Address:	7 Endon Drive, Manchester, M21 7TE
Ward(s):	Chorlton Park Ward
Applicant:	Buckley
Agent (if any):	Mr Scullion, Fasciato Architects Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22 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 with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay with a gable end roof form to the front, and a first-floor bay to the side, a brick front driveway bordered by a mid-level redbrick wall, a single storey side extension to the east, a single storey side extension to the west, a single storey rear extension, and a detached outbuilding situated within a large rear garden, bordered by mature trees and foliage.



Figure 1. Front view from street.



Figure 2. Front view from street.



Figure 3. Front view.



Figure 4. Side view.



Figure 5. Private amenity space.



Figure 6. Rear elevation.



Figure 7. View of shared boundary with No.6 Endon Drive.

Description of area

Endon Drive is a residential cul-de-sac situated within the Chorlton Park ward of Manchester, close to Hough End Playing Fields, Princess Road (A5103), and Whalley Range Sports Centre. 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 two-storey side and rear extension, first floor side extension, single storey side extension, alterations to the existing garage roof and elevational alterations and landscaping with terrace with bin store.

Planning history

No previous history.

Consultations & Notification Responses

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

Flood Risk Management made no objection to the proposal, requesting the submitted Flood Risk Assessment be included within the specified plans condition as well as an informative note.

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
- Policy JP-S4: Flood Risk and the Water Environment

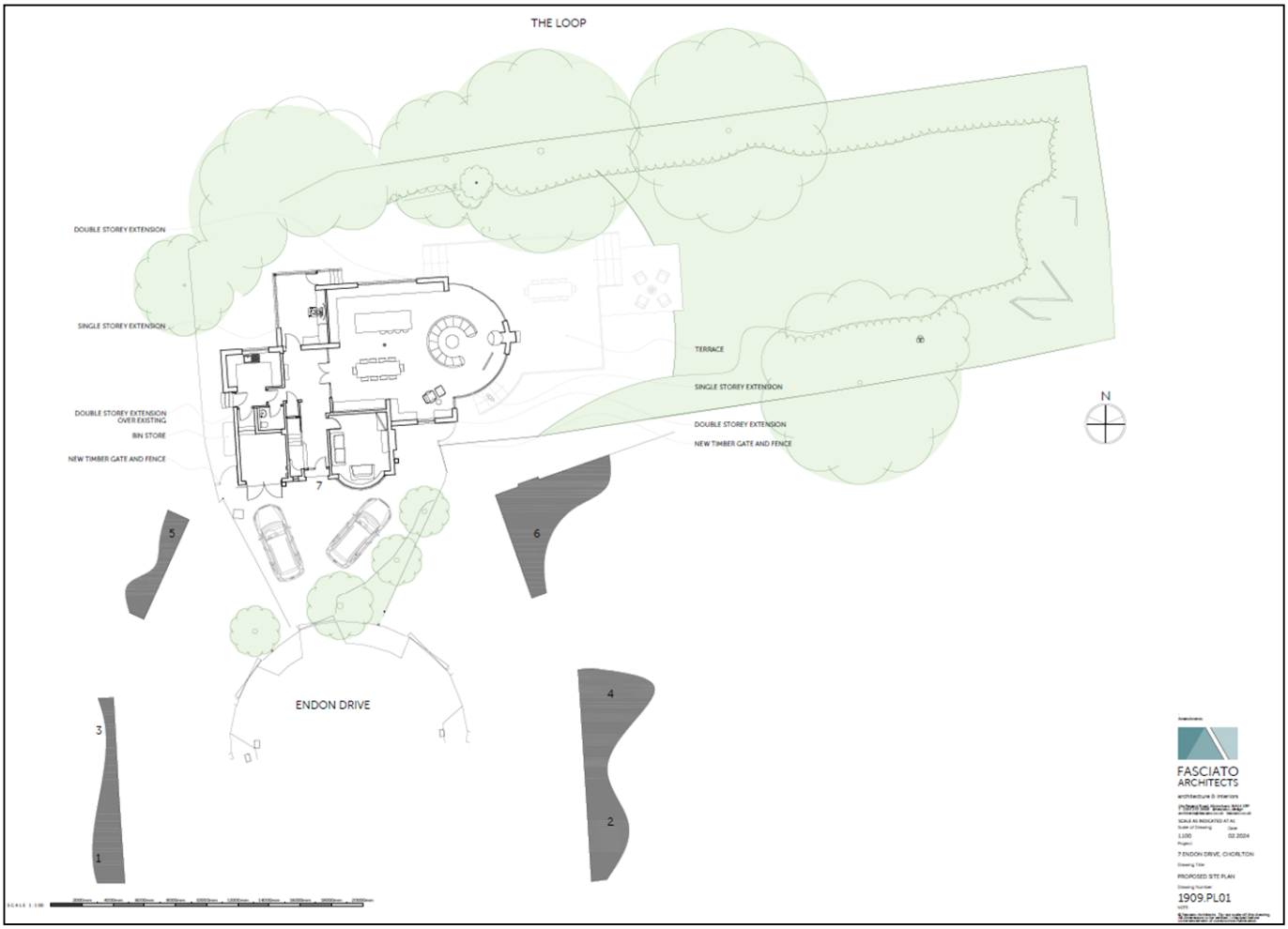


Figure 8. Submitted proposed site plan.

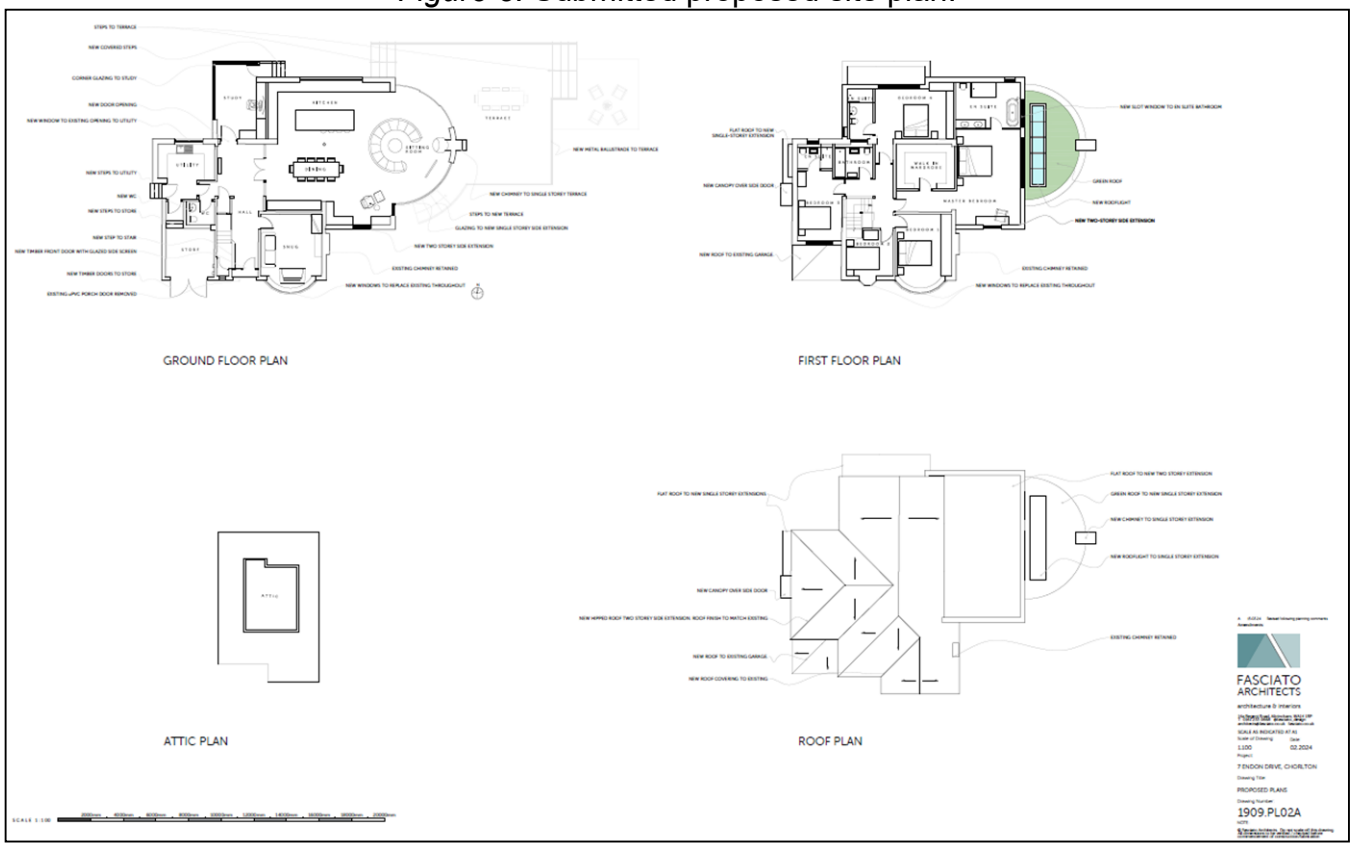


Figure 9. Submitted proposed plans.

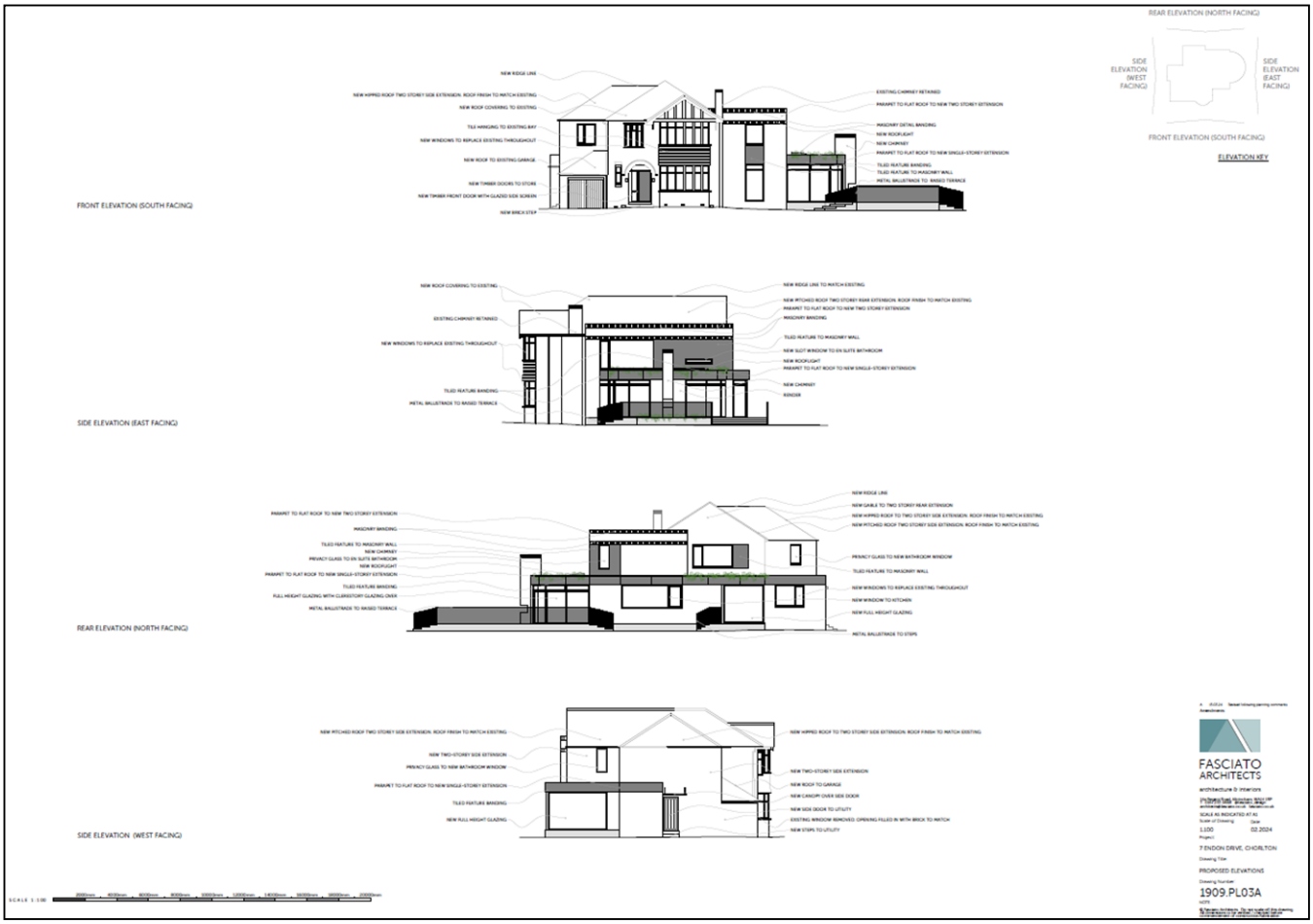


Figure 10. Submitted proposed elevations.

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 first-floor side extension, part-single / part-two storey side and rear extension and raised terrace area together with elevational alterations and alterations to the existing garage roof is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move, as indicated within policy DC1 of the UDP. 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 first-floor side extension would be sited atop of the existing single storey additions present along the western side of the property. It would project 3.037m sidewards from the host dwellinghouse, with a length / depth of 6.535m (setback 2.156m from the front of the property), hipped roof height of 7.681m (set 0.543m below the existing ridge) and an eaves height of 5.535m (to match the existing). A gap of 1.735m would be maintained to the boundary shared with No.8 Endon Drive.

The part-single / part-two storey side and rear extension would replace the existing single storey additions present along the northern and eastern sides of the property. At ground floor level, the extension would project 4.739m rearwards, with an overall length / depth of approximately 10m (setback 3.122m from the front of the property), a sideward projection of 8.716m, width of 15.567m, and flat roof height (to the side) of 3.441m. A gap of 1.411 would be maintained to the boundary shared with No.6 Endon Drive, a gap of 5.168m would be maintained to the boundary shared with No.8 Endon Drive, and a gap of 4.542m would be maintained to the rear plot boundary. At first-floor level, the extension would project 3.787m rearwards with an overall length / depth of 9.308m (setback 3.122m from the front of the property), a sideward projection of 4.244m, and width of 11.216m. The extension would feature a flat roof form to the side measuring to 6.383m in height (set 3.271m below the existing ridge), whereas it would feature a dual pitch roof form to the rear, measuring to 8.146m in height (to match the existing) with matching eaves.

The raised terrace area would adjoin the proposed part-single / part-two storey side and rear extension, projecting eastwards into the property's extensive garden. It would measure to 8.62m in length / depth, with a width of 9.63m, and height (from ground level) of 0.441m. It would be bordered on all edges by a 1m-high balustrade and would feature access steps to its northeast, southwest and northwest corners. A gap of 4m would be maintained to the boundary shared with No.6 Endon Drive and a gap of 5.73m would be maintained to the rear plot boundary.

In terms of its siting, scale, and massing, the proposal would represent a sizeable addition to the host dwellinghouse, which would substantially enlarge the property as it currently stands, providing additional space in the form of a study room, an open plan living, kitchen, and dining room, and additional bedroom and bathroom facilities. This is considered acceptable in these circumstances given the detached character of the host dwellinghouse and the spacious nature of the application site which would be able to adequately accommodate the proposal without limiting the property's private outdoor amenity space to an unacceptable degree.

The proposal is therefore considered to accord with policies DM1 and SP1 of the Core Strategy, policy JP-P1 of Places for Everyone and chapter 12 of the NPPF.

Appearance and visual amenity – in their email correspondence dated to the 19th March 2024, the agent requested that the proposal's materials and finishes be dealt with at a later date via condition. This has therefore been conditioned accordingly.

The first-floor side extension would feature 1no. window to its front elevation, 1no. window to its rear elevation, and a blank side elevation (facing No.8 Endon Drive). Its hipped roof form would also be blank.

At ground floor level, the part-single / part-two storey side and rear extension would feature 1no window to the front and 1no. window and a section of full height glazing to the rear. Its eastern side elevation would feature a section of curved, full height glazing, including sliding doors, a set of steps and an inward-opening door. Its western side elevation would feature a section of full height glazing, whilst its flat roof form to the east would feature five panels of glazing / rooflights (projecting upwards by 0.146m). At first-floor level, it would feature 1no. window to the front, 2no. windows to its eastern side elevation, 2no. windows to the rear and 1no. window to its western side elevation, as well as a flat roof form.

The proposal would be in-keeping with the existing precedent of residential extensions in this area. Sited at the side and rear of the property, it is acknowledged that elements of the proposal would be visible within the street scene, however the aforementioned materials condition should ensure that minimal visual harm is caused. The elevational features of the proposal are

considered to be relatively standard of developments of this type and, though the part-single / part-two storey side and rear extension would represent an inherently modern addition with an overtly contemporary design (which would arguably juxtapose with the traditional appearance of the property at present), its 3.122m setback from the front of the property and screening by way of the site's existing mature trees in its front garden, should ensure that it does not form an overly dominant or visually intrusive feature within the locale. 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 proposal therefore accords with Core Strategy policies SP1, DM1 and EN1, policy JP-P1 of Places for Everyone as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the first-floor side extension would be subservient in terms of its dimensions to the host dwellinghouse, sited away from the nearest residential property, with a considerable gap 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. Moreover, its blank side elevation should ensure that the privacy of neighbouring occupiers is not infringed upon as a result of the works.

Similarly, given that the part-single / part-two storey side and rear extension would also be sited away from the nearest residential properties, 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. Moreover, any windows facing the neighbouring residential plots would be sited away from the shared boundaries, ensuring that the privacy of neighbouring occupiers would not be compromised as a result of the works.

The raised terrace area would be sited away from the plot's shared boundaries and, as such, should avoid forming a vantage point from which overlooking would be possible. Moreover, its minor height should ensure that it does not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

In addition, no objections were received from local residents in response to the application.

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

Waste storage – the proposal includes details of a secure, screened, and ventilated bin store which would be located along the western edge of the property, behind the proposed new timber gate and fence. This would screen the property's refuse bins from view, mitigating the potential for visual harm to be caused to the street scene. These arrangements are considered acceptable, pursuant to policy DM1 of the Core Strategy.

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

Other matters – the proposal also includes a number of external alterations to the property. These include:

- Replacing the existing garage roof with a hipped roof form, measuring to 3.63m in height with an eaves height of 2.083m.
- Replacing the existing garage door to the front with a timber counterpart.
- Replacing the existing front door with a timber counterpart with a glazed side screen.
- All windows to be replaced with like-for-like counterparts.

- Removal of the existing conservatory / side extension present along the western edge of the property.
- Installation of a new inward-opening door with decorative canopy to the western elevation of the host dwellinghouse.
- Hanging tiles to the existing front two-storey bay to be replaced with like-for-like counterparts.

These alterations are considered acceptable given their limited impact upon the visual and residential amenity of the area.

Flood Risk Management - made no objection to the proposal, requesting the submitted Flood Risk Assessment be included within the specified plans condition as well as an informative note.

The proposal therefore accords with policy JP-S4 of Places for Everyone.

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, 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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-12782777', stamped as received by the City Council as Local Planning Authority on the 1st March 2024.

-‘Proposed Site Plan’, numbered ‘1909.PL01’, stamped as received by the City Council as Local Planning Authority on the 1st March 2024.
-‘Proposed Plans’, numbered ‘1909.PL02A, stamped as received by the City Council as Local Planning Authority on the 18th March 2024.
-‘Proposed Elevations’, numbered ‘1909.PL03A’, stamped as received by the City Council as Local Planning Authority on the 18th March 2024.
-‘Planning Support Statement’, stamped as received by the City Council as Local Planning Authority on the 1st March 2024.
-‘Flood Risk Assessment’, stamped as received by the City Council as Local Planning Authority on the 1st March 2024.
-‘Design & Access Statement’, stamped as received by the City Council as Local Planning Authority on the 1st March 2024.

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

3) No above-ground works shall commence unless and until samples and/or specifications of all materials to be used on all external elevations of the development, have been submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the 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.

Informatives

1) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

1)

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

1 Endon Drive, Manchester, M21 7TE
5 Mellowstone Drive, Manchester, M21 7RJ
6 Endon Drive, Manchester, M21 7TE
4 Endon Drive, Manchester, M21 7TE
2 Endon Drive, Manchester, M21 7TE
7 Mellowstone Drive, Manchester, M21 7RJ
3 Mellowstone Drive, Manchester, M21 7RJ
9 Mellowstone Drive, Manchester, M21 7RJ
5 Endon Drive, Manchester, M21 7TE
3 Endon Drive, Manchester, M21 7TE

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA