MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138802/FH/2023
Date registered valid:	21 December 2023
Proposal:	Erection of a part single/part two storey side and rear extension and canopy to front elevation to form additional living accommodation
Address:	5 Glenmere Road, Manchester, M20 5PH
Ward(s):	Didsbury East Ward
Applicant:	R. Burden & J. McLauchlan
Agent (if any):	Mr Mark Whitfield, Whitfield Architects
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**12th February 2024**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 7 February 2024
Standard consultations:
Printed: 8 January 2024 Expired: 29 January 2024
Neighbour notifications
Printed: 8 January 2024 Expired: 29 January 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 site comprises a two storey brick built semi-detached property in the Didsbury East ward area of Manchester. There is hardstanding to the front providing off road car parking for up to two vehicles, access along the side and garden to the rear. The property is bounded by timber fencing, hedging and some soft landscaping with open boundary along the front.





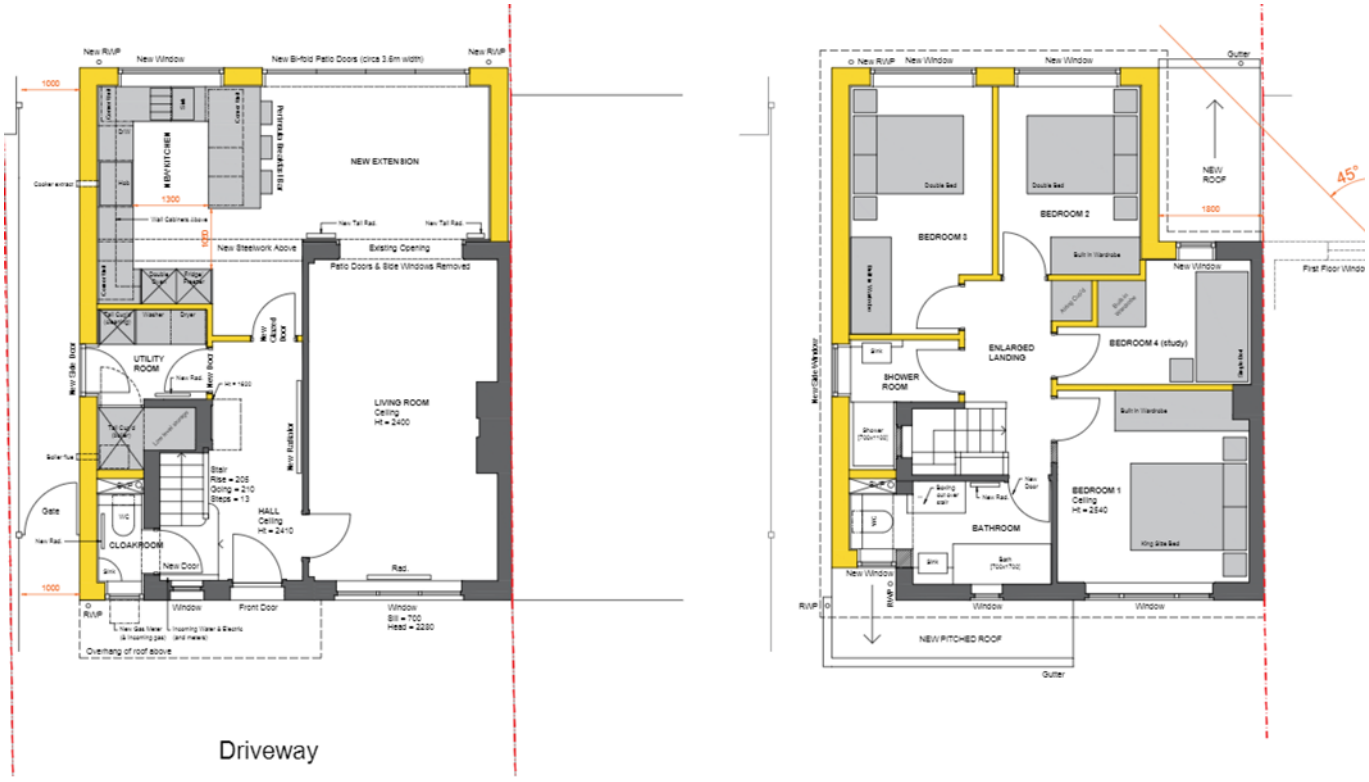
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in character

Description of development

Erection of a part single/part two storey side and rear extension and canopy to front elevation to form additional living accommodation



Consultations & Notification Responses

Local residents, as per Appendix 1 – No comments have been received in respect of this application.

MCC Flood Risk Management – No comments have been received as a result of this proposal.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion

of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

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

History

Previous planning applications relating to this site as follows:

Planning reference number: 120721/FH/2018 – for erection of a two storey side and rear extension to form additional living accommodation together with installation of front canopy. This application was approved on 12.11.2018

Planning reference number: 064493/FH/SOUTH2/02 – for the erection of a 2 storey rear extension to form additional living accommodation. This application was approved on 23.04.2002

Residential Amenity

The applicant proposes to erect a part single/part two storey side and rear extension and canopy to front elevation to form additional living accommodation

The two storey element of the proposal on the side would project out to the side of the property by approximately 1.1 metres retaining a gap to the shared boundary of approximately 1.2 metres.

The first floor element on the side would be setback from the front wall of the property by approximately 500mm extending along the side, projecting beyond the rear wall of the house and wrapping around the property extending part way across the rear retaining a 1.8 metre gap to the shared boundary with the adjoining semi-detached property.

The ground floor element of the proposal would be in line with the front wall of the house, extending along the side with a wrap around and extending across the rear up to the shared boundary with the adjoining semi-detached property no. 7 Glenmere Road.

It is considered that given the retained gap to the boundaries together with the fact that the windows on the side elevation of the property have been conditioned to be obscurely glazed, the proposal is considered to be acceptable.

The single storey element to the rear would have a mono pitch sloping roof, the two storey element would have a pitched roof to reflect the existing in line with the existing ridge height.

Given the orientation of the application property to the rear together with the retained gap to the boundary at first floor and the fact that the neighbouring property has a single storey rear extension, it is not considered that the first floor rear extension would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers of this property. In addition, and given the retained gap to the shared boundary with no. 3 Glenmere and the small setback at first floor, it is considered that there would not be any terracing within the street scene.

Windows would be present on the front, side and rear of the extension with bi folding doors to the rear. Although windows are proposed on the side at both ground and first floor with a retained gap to the shared boundary, a condition for obscure glazing has been attached to ensure that there is no overlooking or loss of privacy.

In terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials by way of brick and tile as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Disabled access

Not applicable

Bins

An adequate gap would be retained to the shared boundary and therefore it is not considered that there would be an impact on bins being stored to the rear of the property.

Parking

Car parking arrangements are not affected by this proposal. Two off road car parking spaces would be retained to the front of the property.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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.

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:

Received 11th December 2023 numbered P(02)01 Revision B Proposed Floor Plans

Received 11th December 2023 numbered P(03)11 Revision A Proposed Elevations

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building 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 extension, 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) Before first occupation the windows in the side elevation facing no. 3 Glenmere Road shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

6 Glenmere Road, Manchester, M20 5PH
8 Glenmere Road, Manchester, M20 5PH
10 Glenmere Road, Manchester, M20 5PH
7 Glenmere Road, Manchester, M20 5PH
4 Glenmere Road, Manchester, M20 5PH
3 Glenmere Road, Manchester, M20 5PH
7 Winwood Road, Manchester, M20 5PE
4 Moor Park Road, Manchester, M20 5PF
1 Glenmere Road, Manchester, M20 5PH

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) -
Area Team Boundary - Name: SOUTH AREA