MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138408/FH/2023
Date registered valid:	31 October 2023
Proposal:	Installation of external wall insulation to side and rear together with the erection of a single storey rear extension to provide additional living accommodation
Address:	26 Oak Road, Manchester, M20 3DA
Ward(s):	Didsbury West Ward
Applicant:	Mr David Robinson
Agent (if any):	Mr Hugh Fish Progress in Practice
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30/11/2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08/11/2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 November 2023 Expired: 23 November 2023

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 relates to a detached dwellinghouse on Oak Road. The property features an existing single storey outrigger, hardstanding to the front for off street vehicle parking, and landscaping to the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Street Scene



Figure 2. Rear Elevation

Description of area

The property is located in a mostly residential part of the Disbury West ward of Manchester. The Christie Oak Road Treatment Centre sits opposite.



Description of development

The applicant proposes the installation of external wall insulation to side and rear together with the erection of a single storey rear extension to provide additional living accommodation.

Single storey rear extension

The proposal adds a single storey rear extension projecting 3850mm from the existing rear elevation (same as existing outrigger) and spanning 6430mm across the rear of the property leaving 2360mm to the side elevation. The extension features large bifold doors, a raised terrace to floor height with privacy screens. The extension features vertical timber cladding with a flat roof and roof light.

Installation of external wall insulation to side and rear

The proposal adds external insulation to the side and rear of the property. The insulation will be rendered in Pigeon Blue (RAL5014) and Pastel Pink. The proposal also adds PV panels to the roof however this would be permitted development.

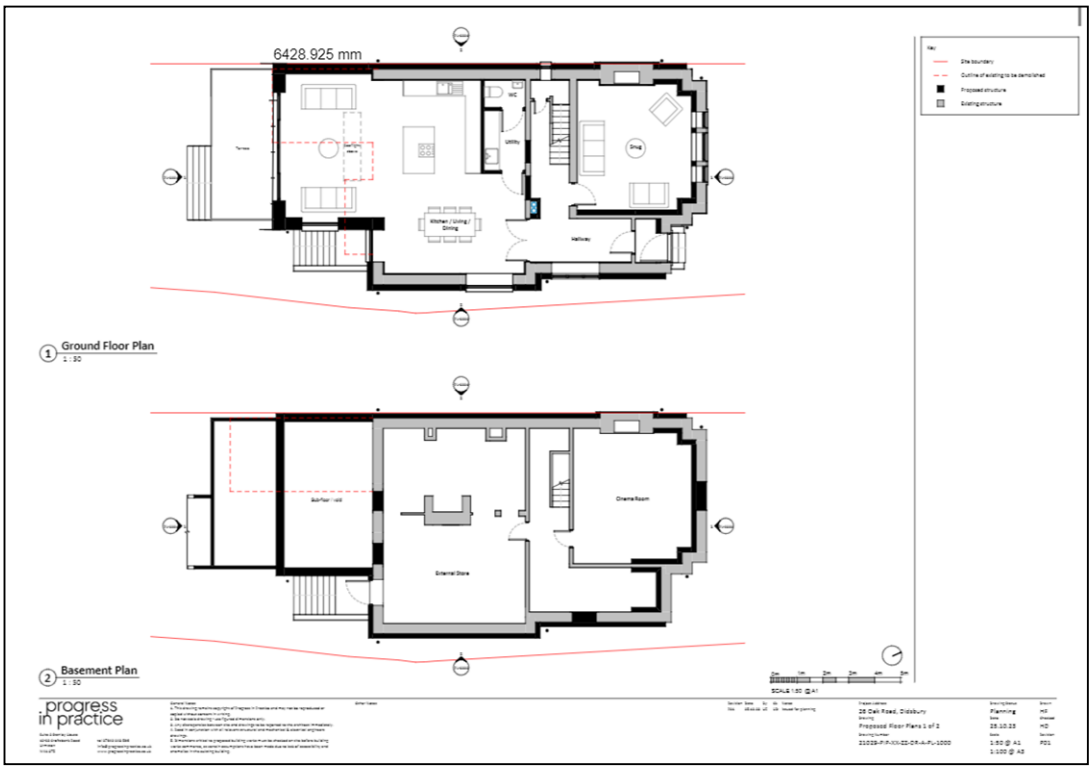


Figure 3. Proposed floor plan

Planning History

There is no planning history at the address.

Consultations & Notification Responses

Consultations

No consultees were consulted on this proposal.

Notifications

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 was received.

Negotiations

The proposed render colour would not be inkeeping with the street scene. The officer asked the applicant to find a more inkeeping terracotta coloured render.

Updated proposed development.

The updated scheme replaces the render colour with the following colour named ‘Manchester’



Manchester

Policies & Principle

Summary of relevant policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

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

- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
    - DM 1 - Development Management
    - SP 1 - Spatial Principles
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 8 – Adaptation to Climate Change
- 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.
- 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 are still considered relevant to this proposal.
    - DC1 - Residential Extensions

  The National Planning Policy Framework (The NPPF) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 with the latest version published 05 September 2023. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places

- Section 14 - Meeting the challenge of climate change, flooding and coastal change

Principle of development

In general, the principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable if 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 development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF as assessed in the following sections of this report.

The Manchester Core Strategy Development Plan (2012-2027)

The proposal has been assessed against the following policies of the Core Strategy:

DM 1 – Development Management

All new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The proposal has been assessed against the following issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The applicant is seeking the installation of external wall insulation to side and rear together with the erection of a single storey rear extension to provide additional living accommodation.

The proposed extension is of a modern architectural style with a complimentary materials palette to the existing property and area.

New materials introduced are complementary to the existing colour and texture palette.

The proposal balances the existing style of the property with updating and modernising a quality family home.

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal is not visible from the street scene and therefore has no effect on the character of the street.

Visual impacts in connection with the proposed development are not considered to have any significant impacts to the character of the area, and therefore the appearance is acceptable.

On balance, the proposal is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal adds large bi-folding glass doors on the rear elevation facing into the gardens of properties on Wensley Drive, however, given the existing boundary treatment together with the gap to the shared boundary, the effect on privacy is minimal.

The proposal is expected to have a negligible effect on Air Quality.

The proposal in of itself has a negligible effect on local noise levels. It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. Contractors are expected to follow best practice to minimise the temporary effect on residents referring to construction guidance on controlling emissions.

The proposal has no effect on road safety and traffic generation and is therefore in accordance with this development management principle.

On balance the proposal has minimal effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not alter the existing access to the premises or create an unnecessary barrier to access and egress.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds internal accommodation to the property whilst having a minimal impact on the amenity of external space and is therefore in accordance with this development management principle.

Refuse storage and collection.

The proposal in of itself has a negligible effect on waste from the site, using existing refuse storage and collection on site. It is recognised that demolition and/or construction works often generate commercial waste. Contractors are expected to follow best practice of waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development. As such proposal would have a negligible impact on green infrastructure, with an acceptable balance between the proposed development and retention of the existing green space achieved.

The proposal has negligible impact on green infrastructure and balances development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

This proposal is considered to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Southern Character Area’.

This proposal is considered to accord with the principles of this policy.

EN 8 – Adaption to Climate Change

This policy outlines the key principles of how all new development will be expected to be adaptable to climate change.

The proposed development would add insulation to existing housing stock contributing to reducing energy usage and increasing the efficiency of the building.

The development is considered to accord with the aspirations of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

DC1 - Residential Extensions

This policy outlines the key issues when considering proposed residential extensions.

This proposal is considered to accord with the principles of this policy.

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 on the Plan. The Examination of 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 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.

This proposal is considered to accord with the aspirations of the Places for Everyone Plan.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

This proposal is considered to accord with the principles of these policies.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment

- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

Relevant policy and guidance have been considered within policies of the Core Strategy and Extant UDP.

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.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated 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 applicant and consultees to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

1. **3-year time limit**

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. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing - Site Plan 25 Oct 2023 21029-PIP-XX-ZZ-DR-A-PL-0001 SITE/BLOCK PLAN - EXISTING
b. Drawing - Existing 25 Oct 2023 21029-PIP-XX-ZZ-DR-A-PL-0100 FLOOR PLAN 1 OF 2
c. Drawing - Existing 25 Oct 2023 21029-PIP-XX-ZZ-DR-A-PL-0101 FLOOR PLAN 2 OF 2
d. Drawing - Existing 25 Oct 2023 21029-PIP-XX-XX-DR-A-PL-0200 ELEVATION 1 OF 2
e. Drawing - Existing 25 Oct 2023 21029-PIP-XX-XX-DR-A-PL-0201 ELEVATION 2 OF 2
f. Drawing - Site Plan 25 Oct 2023 21029-PIP-XX-ZZ-DR-A-PL-0500 BLOCK PLAN OF THE SITE
g. Drawing - Proposed 25 Oct 2023 21029-PIP-XX-ZZ-DR-A-PL-1000 FLOOR PLAN 1 OF 2
h. Drawing - Proposed 25 Oct 2023 21029-PIP-XX-ZZ-DR-A-PL-1001 FLOOR PLAN 2 OF 2
i. Drawing - Proposed 02 Nov 2023 21029-PIP-XX-XX-DR-A-PL-2000 ELEVATION 1 OF 2
j. Drawing - Proposed 02 Nov 2023 21029-PIP-XX-XX-DR-A-PL-2001 ELEVATION 2 OF 2
k. Image – Render Colour ‘Manchester’ received 04th Jan 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

3. **Specified materials**

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

For the avoidance of doubt the render colour should be the submitted terracotta colour named ‘Manchester’ as submitted by the applicant on 04 Jan 2024.

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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

4. **Additional glazing restriction**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. **Obscure privacy screens**

Before first occupation the privacy screens on the raised terrace 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

Flat 1, 28 Oak Road, Manchester, M20 3DA
Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 11, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 10, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 9, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 8, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 7, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 6, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 5, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 4, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 3, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 2, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 1, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 13, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 12, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
20 Wensley Drive, Manchester, M20 3DD
Flat 4, 28 Oak Road, Manchester, M20 3DA
Flat 3, 28 Oak Road, Manchester, M20 3DA
Flat 2, 28 Oak Road, Manchester, M20 3DA

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA