MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139128/FH/2024
Date registered valid:	30 January 2024
Proposal:	Erection of single storey side and rear extension to provide additional living accommodation
Address:	35 Danesmoor Road, Manchester, M20 3JT
Ward(s):	Didsbury West Ward
Applicant:	Mr Richard Woodall
Agent (if any):	Mr Paul Cox, paulcoxdesign ltd
Case officer:	Jake Walther Email: jake.walther@manchester.gov.uk
Recommendation:	**Approve**
Date of recommendation:	15/03/2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 February 2024

Standard consultations:
Printed: 7 February 2024 Expired: 28 February 2024

Neighbour notifications
Printed: 7 February 2024 Expired: 28 February 2024

Site notice
Posted: 9 February 2024 Expired: 1 March 2024

Press advert
Published: 13 February 2024 Expired: 27 February 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building:
The proposal relates to a two-story semi-detached Edwardian house located in the Didsbury West ward of Manchester. The property features hardstanding to the front for off street parking for one vehicle and landscaping to the front and rear. The property benefits from a single storey rear projection and a rear dormer to provide living accommodation in the loft. The property is located within the Ballbrook Conservation area.



Figure 1. Front view of property



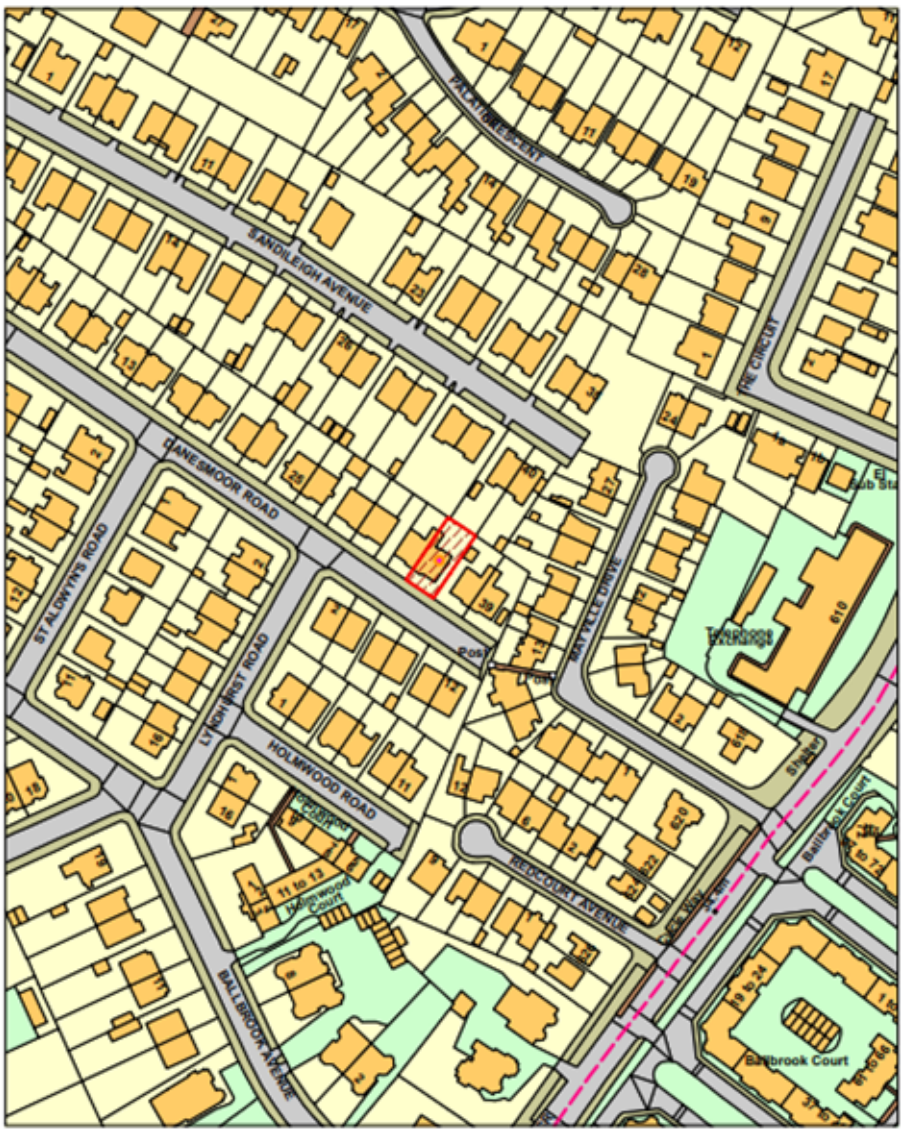
Figure 2. Rear view of property

Listed building: Not applicable

Conservation area: Ballbrook Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area:
The property is located in residential area of Didsbury West ward. There are a number of amenities close by with West Didsbury Metrolink stop, Fog Lane Park, West Didsbury Primary School and a number of local shops and business on Burton Road all in close proximity to the property.



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Description of development
The applicant is seeking permission for the erection of a single storey extension to the side and rear of the property. The proposal involves the demolition of the existing rear utility.

The proposed extension will project 4500mm to the rear at its most extended point, with the majority of the rear addition projecting 2250mm. The proposal will span 10600mm across the rear of the property extending to the boundary with 36 Danesmoor. The side element of the addition will project 3000mm from the side of the property, set back from the front of the property by 6300mm. A flat roof with a height of 3000mm will be used on the side element of the proposal and a flat roof with a height of 3700mm will be used on the rear section.

White render walls and black aluminium framed doors and windows are the materials proposed, double doors with high level glazing are proposed on the front elevation of the side extension.



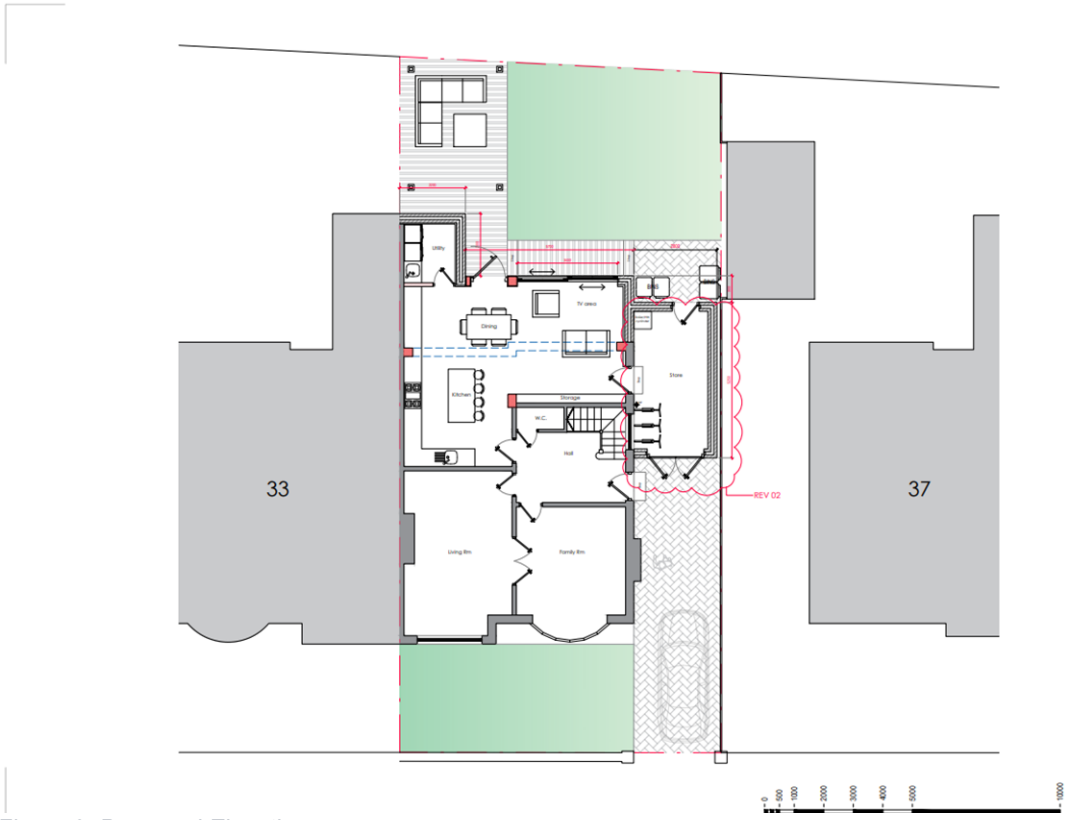


Figure 3. Proposed Elevations

Consultations & Notification Responses

Manchester City Council Heritage and Conservation

Figure 4. Proposed floor plans

Manchester City Council Heritage and Conservation were consulted on this application due to its location within the Ballbrook Conservation Area. The feedback received was unsupportive of the proposal in its current form due to the materials used and the proportions of elements of the extension, particularly the front of side addition that is visible from the public highway.

Local Residents
As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal. - No comments or objections were made.

Negotiation:
As per the feedback from Heritage and Urban Design, the materials and scale of the doors would not be in keeping with the street scene or the conservation area.

Some minor amendments were required to the front elevation of the side extension to ensure it is better in keeping with the street scene and host dwellinghouse.

Officers and the applicant negotiated a proposal that met this principle.

Original proposed development:



Figure 6. Original proposed material

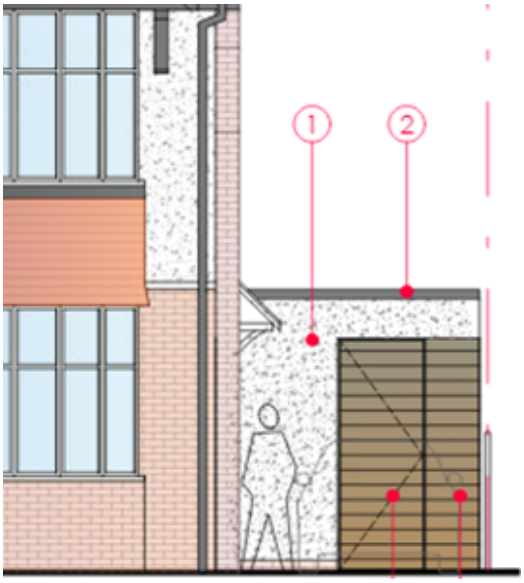


Figure 5. Original proposed front elevation

Updated Proposed development:



Figure 7. Updated proposed materials.

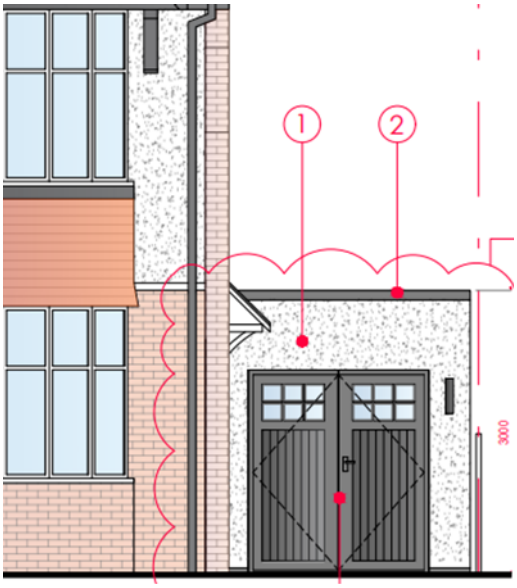


Figure 8. Updated proposed front elevation.

The updated scheme replaces the tall timber clad wrap around doors with more traditional double door arrangement which has a smaller footprint and is more sympathetic to surrounding buildings and the Ballbrook conservation area.

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.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy 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
- DC18 Conservation Areas

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.

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 submitted application is for the erection of single storey rear and side 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

Sitting, scale and mass
The proposed extension would be single storey and sited to the side and rear of the property. The side element of the extension will be set back from the front of the property by 6300mm with a width of 2800mm up to the boundary with 37 Danesmoor Road. The maximum height of the side extension will be 3000mm, whilst the rear extension will have a maximum height of 3700mm, both elements have a flat roof design. The rear element of the proposal will project out 4500mm from the main dwellinghouse at its most extended point, whilst the majority of the rear extension will project 2250mm from the main dwellinghouse.

The rear elevation will feature 1no. double glazed sliding door and 2no. glazed hinge doors whilst the front elevation will feature 1no. double timber doors, no additional windows or openings are proposed on the side elevations.

The furthest the rear extension will project is 4500mm, this is the same projection and footprint as the existing rear addition and also matches the dimensions of the neighbouring property, the majority of the rear extension will only project 2250mm from the rear. The side element will be set back from the front of the property significantly and will feature a reduced height to ensure its impact on the street scene is minimised.

It is considered that scale and mass of the proposal is satisfactory as it would not result in ‘excessively large or bulky’ additions to the property. The proposal therefore is considered to accord with the principles for residential extensions set out in the carried forward policies DC1 and DM1 of the UDP and EN1 of the Core Strategy.

Residential Amenity
The proposed extension would extend to the boundary with 33 Danesmoor, however this is in the same footprint as the existing utility and as such is considered to not cause any additional harm, loss of light, or introduce an overbearing presence for these neighbours. The side extension will also extend up to the boundary with the neighbouring property at 37 Danesmoor, however, taking into account the reduced height of this section, the gap between the boundary and the sidewall of no.37 as well as the existing single-story outrigger that borders the garden of the applicant, this is also considered acceptable and should not cause an undue loss of light or become an overbearing presence for the residents at no. 37. There are no proposed windows or doors on either of the side elevations, as such it is considered there is no loss of privacy for neighbouring residents.

The side extension will be visible from the public highway and therefore features in the street scene, however, the proposal is to be set back from the front of the property by 6300mm and features a set of double doors, these have been chosen as they are in a style which is similar in style to many of the garage doors in this area. In addition, the proposed white render and flat roof on the side elevation further conceals the addition from becoming an overbearing presence on the street and subsequently the impact to the conservation area is negligible.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Design
The proposal is for a flat roof single storey rear and side extension to provide additional living accommodation. The proposed materials are aluminium black framed windows and doors, white render and one set of painted timber doors with glass panels on the front elevation. The proposed addition would not cause any additional harm to the character of the area and would complement the existing property. In addition, the front element of the side extension is set back from the property significantly, so will only be visible from the highway when facing the property directly.

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.

Waste Storage
The proposal features a bin storage area with access to bins being provided through the side extension.

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

Conclusion
Given the above issues, it is considered that the proposed single storey side and rear 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, 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 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. 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.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 - Location Plan - 30 Jan 2024 – Drawing number – 001
b. Drawing –Proposed Elevations Rev 2 15 Mar 2024 – Drawing number - 009
c. Drawing – Ground floor plan 15 Mar Rev 2 2024 – Drawing number – 006

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 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.

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 DM1, SP1 and EN1 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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

33 Danesmoor Road, Manchester, M20 3JT
40 Sandileigh Avenue, Manchester, M20 3LW
36 Sandileigh Avenue, Manchester, M20 3LW
8 Danesmoor Road, Manchester, M20 3JS
4 Danesmoor Road, Manchester, M20 3JS
37 Danesmoor Road, Manchester, M20 3JT
38 Sandileigh Avenue, Manchester, M20 3LW
6 Danesmoor Road, Manchester, M20 3JS

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
Conservation Area - Ballbrook Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA