MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138744/FH/2023
Date registered valid:	24 January 2024
Proposal:	Erection of two storey side extension to provide additional living accommodation
Address:	Ivy Cottage, Wythenshawe Road, Manchester, M23 9DD
Ward(s):	Brooklands Ward
Applicant:	Mr John Copeland
Agent (if any):	Mr Kevin Maloney, Blueprint CAD Ltd
Case officer:	Janine Renshaw-Livesey Tel: 0161 234 4555 Email: janine.renshaw-livesey@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	16 February 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 January 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 25 January 2024 Expired: 15 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site/building

The application site is a detached low-rise C19 double-fronted cottage on the northern side of Wythenshawe Road. It is set within a large rectangular garden plot with a large rear garden that extends to the western side. There is a single storey lean-to extension on the eastern side adjacent to the driveway.

The cottage is of double-depth plan form with twin ridge and valley gable ended roofs. The elevations are white painted brick with original slate roof and windows.

Description of area

The area is mostly residential comprising buildings of a similar age and typology; detached cottages - Woodwise to the west, the 'Farm Shop' to the east and a terrace of C19 cottages set well back from the highway facing the site to the south.

Within the wider hinterland are a mix of early C20 2-storey social housing and walk-up flats to the north-east, late C20 owner-occupied housing to the north, south and north-west, and new housing west of Woodwise Lane. Aside from the Farm Shop, the only other non-residential land use is a hair salon facing the site which operates from an end terrace property.

Description of development

The application proposes the erection of a 2-storey side extension to form additional living accommodation. The proposal is a resubmission of approved application 082967 and 122007/FH/2018 for the erection of a two-storey side extension to form additional living accommodation. The application is an exact resubmission of previously approved application which time expired in 2021 and 2010.

The extension provides 2 additional bedrooms at first floor and extended living accommodation at ground floor. All materials are to match the existing.

Consultations & Notification Responses

Neighbour notifications - No comments received.

Issues

The National Planning Policy Framework (NPPF)

The updated NPPF was published on 2023. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The revised Framework continues to attach great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy")

The Core Strategy was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. The relevant Core Strategy policies for this application are as follows:

Policy SP1 - Spatial Principles

This policy states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

Policy DM1- Development Management

Follows the principles advocated in the above policies and informs that all development should have regard to the following specific issues:

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

o 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.

o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are extant within the planning process. Of relevance to this application is saved policy DC1 - Residential Extensions.

DC1 - Residential Extensions

Saved policy DC1-4, states that in determining planning applications for extensions to residential properties, the Council will have regard to:

a. the general character of the property;

b. the effect upon the amenity of neighbouring occupiers;

c. the desirability of enabling people to adapt their houses in appropriate ways to meet

changing household needs;

d. the overall appearance of the proposal in the street-scene.

DC1.2 Extension will be allowed subject to:

a. They are not excessively large or bulky

b. They do not create a loss of sunlight/daylight or privacy

c. They are not out of character with the style of development in the area

d. They would not result in the loss of off-street parking

Policy DC1.3. Notwithstanding the generality of the above policies, the Council will not normally

approve:

a. rearward extensions greater than 3.65m (12ft) in length.

Residential Amenity

The 2-storey side extension would be sited on the eastern gable of Ivy Cottage where the single storey extension is currently in situ. It will have acceptable impacts on residential amenity in line with DC1.1b, DC1.2b and DM1 for the following reasons; the principle of development is established through the previous permission and existing side extension. Overbearing and overshadowing impacts are mitigated by the 14 metre gap to the nearest dwelling (The Cottage) and facing the blank gable of the 'Farm Shop', which is commercial. No new windows are proposed on the facing elevation at first floor so there are no new overlooking opportunities, and the remaining gap to the side would be 4 metres at its narrowest. (122007)

Design & Appearance

The design of the extension is acceptable; it is of a simple rectangular plan form, 3.2 metres in width and with no articulation to the front elevation so is proportionate to the host building. Window heads and cills, eaves, and roof ridge all line through neatly, and materials are to match the existing. In these respects, the proposal conforms with the approved, time-expired application.

Although the front elevation and roof ridge are not subservient to the host building, it is justified for the following reasons; it is on a different building line to the 'Farm Shop' and The Cottage. The proposal looks better aesthetically as it replicates features on the host building. Insisting on a set-back and lowering the ridge represent an incongruous form of development that would interrupt the simple clean horizontal lines of Ivy Cottage which has a flush front elevation save for the centrally placed front porch.

Moreover, taking the wider context into consideration, the Farm Shop, terraced cottages and later C20 modern houses are of a similar footprint with simple gable-ended roof profiles and no setbacks or set down roof ridge lines. As such, the proposal responds positively to the prevailing character of the street scene in accordance with saved UDP policies DC1.1a, DC1.1d, DC1.2a and DC1.2c, and Core Strategy policy DM1.

Car Parking & Bins

The proposal would sit on the footprint of the existing side extension, coming forwards to the front elevation but extending no further to the side. As the extension will be no wider than the existing single storey side extension, there will be no encroachment onto the existing vehicular access to the east of the site and the ability to manoeuvre bins. In this regard, the proposal accords with saved UDP policy DC1.2d and Core Strategy policy DM1.

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

During the course of the application, any problems that have arisen required steps to be taken to resolve them. 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.

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:

AAB/54, stamped as received 5 December 2023 and the Location Plan, stamped as received on the 24 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 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, as stated on the Householder Application Form.

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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

2A Dominic Close, Manchester, M23 9GA
2C Dominic Close, Manchester, M23 9GA
12 Dominic Close, Manchester, M23 9GA
8 Dominic Close, Manchester, M23 9GA
6 Dominic Close, Manchester, M23 9GA
9 Dominic Close, Manchester, M23 9GA
396 Wythenshawe Road, Manchester, M23 9DD
398 Wythenshawe Road, Manchester, M23 9DD
The Farm Shop, 400 Wythenshawe Road, Manchester, M23 9DD
The Cottage, 410 Wythenshawe Road, Manchester, M23 9DD
Woodwise Cottage, 412 Wythenshawe Road, Manchester, M23 9DD
243 Wythenshawe Road, Manchester, M23 9DE
237 Wythenshawe Road, Manchester, M23 9DE
17 Dominic Close, Manchester, M23 9GA
15 Dominic Close, Manchester, M23 9GA
13 Dominic Close, Manchester, M23 9GA
5 Dominic Close, Manchester, M23 9GA
3 Dominic Close, Manchester, M23 9GA
10 Dominic Close, Manchester, M23 9GA
4 Dominic Close, Manchester, M23 9GA
2B Dominic Close, Manchester, M23 9GA
2 Dominic Close, Manchester, M23 9GA
249 Wythenshawe Road, Manchester, M23 9DE
11 Dominic Close, Manchester, M23 9GA
7 Dominic Close, Manchester, M23 9GA
1 Dominic Close, Manchester, M23 9GA
8 Woodwise Lane, Manchester, M23 9QY
255 Wythenshawe Road, Manchester, M23 9DE
251 Wythenshawe Road, Manchester, M23 9DE
241 Wythenshawe Road, Manchester, M23 9DE
239 Wythenshawe Road, Manchester, M23 9DE
235 Wythenshawe Road, Manchester, M23 9DE
390 Wythenshawe Road, Manchester, M23 9DD
388 Wythenshawe Road, Manchester, M23 9DD
392 Wythenshawe Road, Manchester, M23 9DD
245 Wythenshawe Road, Manchester, M23 9DE
253 Wythenshawe Road, Manchester, M23 9DE
247 Wythenshawe Road, Manchester, M23 9DE
394 Wythenshawe Road, Manchester, M23 9DD

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) -
Area Team Boundary - Name: SOUTH AREA