MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138382/FH/2023
Date registered valid:	6 November 2023
Proposal:	Erection of a single storey rear extension to form additional living accommodation and elevational alterations to integral garage
Address:	58 Ashstead Road, Manchester, M33 3PX
Ward(s):	Brooklands Ward
Applicant:	Mr Jordan Goodeve
Agent (if any):	
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18 January 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 November 2023

Standard consultations: Printed: 9 November 2023 Expired: 30 November 2023

Neighbour notifications: Printed: 9 November 2023 Expired: 30 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey (originally link semi-detached) C3 dwellinghouse of brown brick with a grey concrete tile dual pitch roof. The property features brick elevations with horizontal timber weatherboarding (painted white) which frames each of the window openings to the front and rear. The property also features white uPVC windows, a tarmac driveway, an integrated garage, a modest front garden with no boundary treatment, a two-storey side and rear extension, and a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.

Description of area

Ashtead Road is a residential street situated in the Brooklands ward of Manchester, close to Baguley Brook, Beech Fields, and Beccles Wood. The area is primarily residential in terms of its character, consisting of detached and semi-detached residential properties and benefits from its proximity to outdoor green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension to form additional living accommodation and elevational alterations to integral garage.

Planning history

079394/FH/2006/S2 - Erection of 2 storey side extension to form additional bedrooms above garage following demolition of existing attached garage – **APPROVED** (22.08.2006).

Consultations & Notification Responses

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

Flood Risk Management – made no objection to the proposal, requesting that an informative condition be attached to the decision notice.

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 EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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.

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 single storey rear extension together with elevational alterations to the property's integrated garage in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. 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.

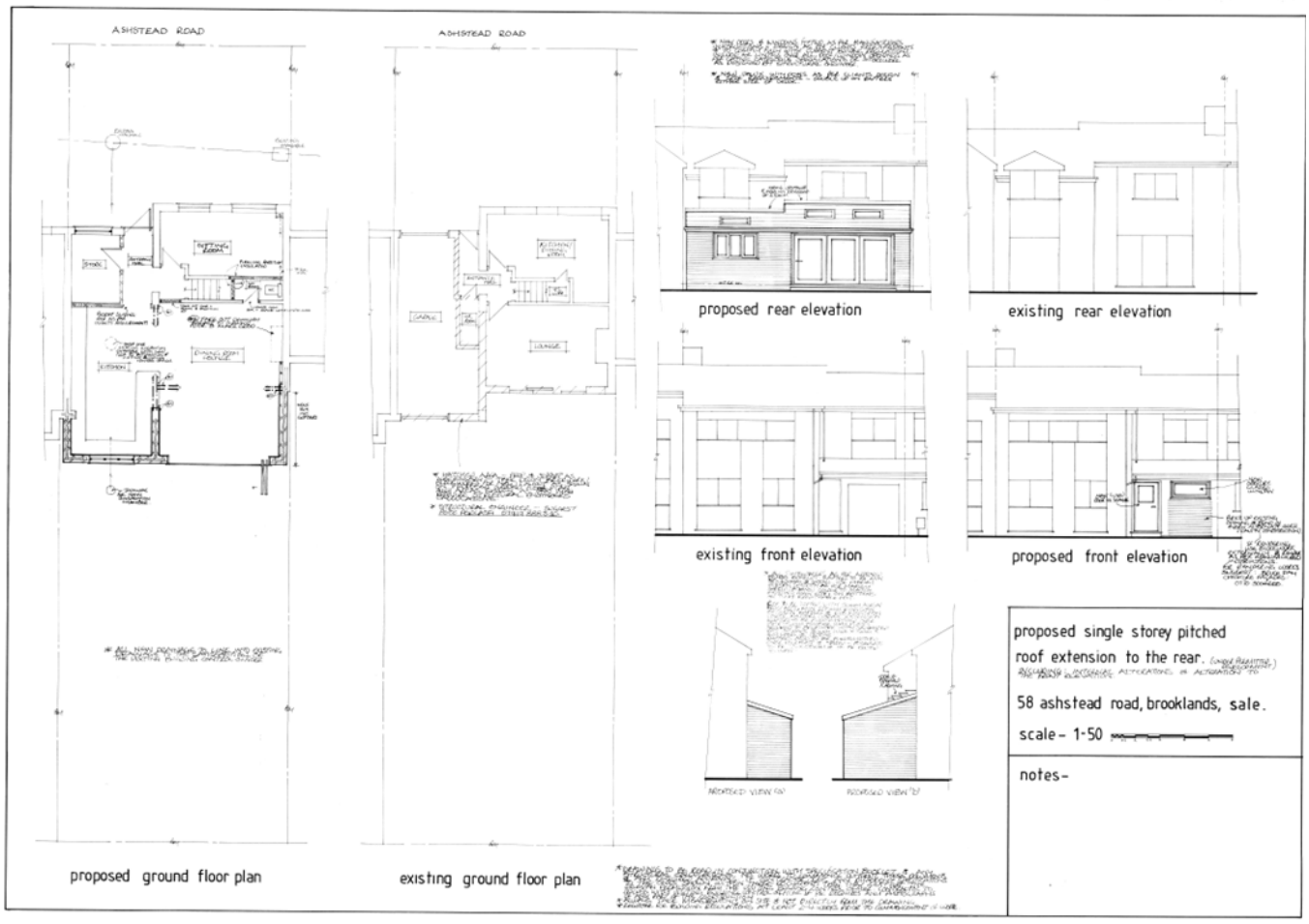


Figure 3. Submitted existing and proposed plans and elevations.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, facing south, adjoining the existing two-storey side and rear extension. It would project 3m rearwards from the rear elevation of the host dwellinghouse, with a width of 9.277m, a mono pitch roof height of 3.527m and an eaves height of 2.419m. A gap of 0.155m would be maintained to the boundary shared with No.56 Ashtead Road, and a gap of 0.109m would be maintained to the boundary shared with No.60 Ashtead Road.

The 3m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and, given the subservient dimensions of the extension in relation to the host dwellinghouse, the proposal is deemed as being as acceptable as it would not result in an 'excessively large or bulky' addition to the property. The proposal therefore accords with policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Appearance and visual amenity – the extension would be built of brickwork, roof tiles, windows, and doors to match the existing. Its side elevations would be blank, whilst its rear elevation would feature a set of bi-folding doors and one window. Its rear-facing roof slope would feature three flat skylights.

The proposal is relatively standard in terms of its design and would be in-keeping with the existing precedent of residential extensions in this area. Sited at the rear of the property, the extension would not be visible from a public highway and, as such, would not feature within the street scene. The overall character of the property and its surrounding area would therefore not be significantly harmed by these works.

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.

Residential amenity – given that the extension would be single-storey, sited south of the host dwellinghouse and relatively minor in terms of its rearward projection, it is considered that the proposal should not cause an undue loss of light for neighbouring residents nor introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

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

Flood Risk Management – made no objection to the proposal, requesting an informative condition be attached to the decision notice.

Other matters – the proposal also includes a number of elevational alterations to the host dwellinghouse. These are set out below:

- The property's existing front door is to be replaced with a similar (wider) counterpart.
- The property's up-and-over garage door on its front elevation is to be infilled with bricks to match the existing with one new obscurely glazed window.

These alterations are considered acceptable given their minimal impact upon visual and residential amenity.

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, 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. 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:

-'Proposed single storey pitched roof extension to the rear', stamped as received by the City Council as Local Planning Authority on the 23rd October 2023.
-'Flood Risk Assessment (FRS)', stamped as received by the City Council as Local Planning Authority on the 6th November 2023.

-‘Detailed Flood Map Centred on Ashstead Road, Sale, M33 3PX’, stamped as received by the City Council as Local Planning Authority on the 29th December 2023.
-‘21/12/2023 – GMMC339575AB’, stamped as received by the City Council as Local Planning Authority on the 29th December 2023.

Reason - To ensure 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 dwellinghouse 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.

Informatives
1) As per the FRA, the proposed extension is within Flood Zone 2-3, floor levels should be set no lower than existing floor levels of the existing property. (+27.24).

The site is within Flood Zone 2-3 and an Environment Agency Flood Warning Area. The applicant is encouraged to consider signing up for Environment Agency Flood Warnings and evacuation plans where required. https://www.gov.uk/sign-up-for-flood-warnings.

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.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

56 Ashstead Road, Manchester, M33 3PX
60 Ashstead Road, Manchester, M33 3PX
71 Cranleigh Drive, Manchester, M33 3PT
69 Cranleigh Drive, Manchester, M33 3PT

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) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA