

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138397/FH/2023
Date registered valid: 31 October 2023
Proposal: Erection of a single storey front and rear extension together with construction of a rear dormer and front velux window following demolition of existing front and rear dormer to provide additional living accommodation
Address: 28 Chelsfield Grove, Manchester, M21 7SU
Ward(s): Chorlton Park Ward

Applicant: Mrs Lydia Kingsley
Agent (if any): Steve Shiels Sheils Design
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18th December 2023



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 November 2023

Standard consultations:

printed: 2 November 2023 Expired: 23 November 2023

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 application site relates to a modern two storey semi detached dwelling house with front and rear dormers located within the Chorlton Park ward area of Manchester. The property is built with buff bricks and modern concrete blue roof tiles. The property features a front porch with both front and rear gardens. The front garden providing a driveway for off road car parking.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in character located between Fallowfield Loop to the north, Metrolink line, Didsbury to the west, Mauldeth Road west to the south and Withington Road to the east.

Description of development

The applicant is seeking planning permission for the erection of a single storey front and rear extension together with construction of a rear dormer and front velux window following demolition of existing front and rear dormer to provide additional living accommodation.



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

Sustrans – No comments, objections received as a result of this application.

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.

Residential amenity

The applicant is seeking planning permission for the erection of a single storey front and rear extension together with construction of a rear dormer and front velux window following demolition of existing front and rear dormer to provide additional living accommodation. The property has undergone minor changes in relation to the front and rear previously. The properties within this area are fairly new build properties constructed circa 2002.

History

Previous applications relating to the site as follows:

136775/FO/2023 - Application Approved - 22.11.2023-Material change of use of land to form an extension to the domestic curtilage of 28 Chelsfield Grove together with the installation of 1.81 metre to 1.85 metre high timber fence

069357/JO/2003/S1 - Application Approved - 15.01.2004- Variation of condition no. 7 attached to planning permission 060028/FO/SOUTH1/00 to enable the conversion of the garage into living accommodation and erection of a single storey rear extension

Front extension/porch

The front portion of the extension would project forward of the existing side home/office measuring 2.0m which would be 1.2m beyond the front wall of the property. The porch which would adjoin the projection, would be extended further forward of this point measuring 2.5m overall in projection from the principle elevation of the property to an overall width measuring approximately 5.1m across the front elevation. There would be a sloping and dual pitch roof with the inclusion of two roof lights. The front elevation would have two windows and entrance. As part of the changes to the front elevation, the applicant proposes to replace the front dormer window with a roof light. This is considered to be an acceptable change and would not interfere with the characteristics of the property or area.

Rear extension

Following demolition of the existing extension and conservatory of which the overall projection is 6.0m, the applicant proposes a projection beyond the rear wall of the property measuring 6.0m with a width across the rear measuring 6.7m retaining a gap to the shared boundary with no. 30 Chelsfield Grove.

The roof would be partially flat with the inclusion of a raised roof light and a mono pitch sloping roof with the inclusion of two roof lights. A door, two windows and projecting French doors would be located in the rear elevation. Windows are proposed along the side elevation, however, given the retained gap to the shared boundary with the adjacent property no. 26 Chelsfield Grove together with the existing boundary treatment, it is not anticipated that there would be any overlooking or loss of privacy given by the location of the side windows. A door is proposed on the side elevation facing no. 30 Chelsfield Grove, however, given the retained gap to the shared boundary together with the existing boundary treatment, it is not anticipated that there would be overlooking or loss of privacy given by the location of the side door.

Rear Dormer

The applicant proposes the construction of a rear flat roof dormer window which would be set in from the side walls of the property and set down considerably from the existing ridge height. Two windows are proposed overlooking the rear area. It is not thought that windows in the location would provide any further overlooking than that of the existing rear view windows and therefore is considered to be acceptable.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the

adjoining properties or the surrounding area and is considered acceptable in this location and not believed to impact upon the visual amenity of the area.

On balance, the extensions and rear dormer are 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 acceptably accommodated at the application property. Although the siting of the extensions will mark a change in the appearance and style of this property and its relationship with those either side and on the opposite side of the road, this would not be out of character with the original or extended properties in the area, particularly as the properties vary in height and style within the estate.

Overall, the proposal would be visible from the public highway and therefore would feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible. It is considered that the proportions of the extensions are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property. It is considered that the introduction of extensions to the front and rear would be minimum in terms of impact and therefore would not warrant refusal of the application.

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. The appearance is acceptable and its impact upon visual amenity is considered negligible.

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. In terms of the proposed materials, it is intended to use matching materials as specified in the application and Standing Seam Zinc for the rear dormer as outlined in email dated 18th December 2023. The design of the extensions and dormer have been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring properties at either side and is considered acceptable and detailed as what is normally expected of such a structure.

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

Refuse Bins

Suitable space is still retained along the side of the property for the storage and movement of bins and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be unaffected by the proposal and would be retained at the front of the property.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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 policies 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 - The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the

Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 24th October 2023 numbered A.02.1 Proposed Site Plan

Received 24th October 2023 numbered A.02.2 Proposed Ground Floor Plan

Received 24th October 2023 numbered A.02.3 Proposed First Floor Plan

Received 24th October 2023 numbered A.02.4 Proposed Second Floor Plan

Received 24th October 2023 numbered A.02.5 Proposed Front and Side Elevations

Received 24th October 2023 numbered A.02.6 Proposed Rear and Side 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 as outlined in the application form and email dated 18th December 2023.

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.

Appendix 1 – List of consultees & neighbours notified

Sustrans

17 Chelsfield Grove, Manchester, M21 7SU

15 Chelsfield Grove, Manchester, M21 7SU

30 Chelsfield Grove, Manchester, M21 7SU

2 Abbeystead Avenue, Manchester, M21 7DP

26 Chelsfield Grove, Manchester, M21 7SU

19 Chelsfield Grove, Manchester, M21 7SU

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 (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA

