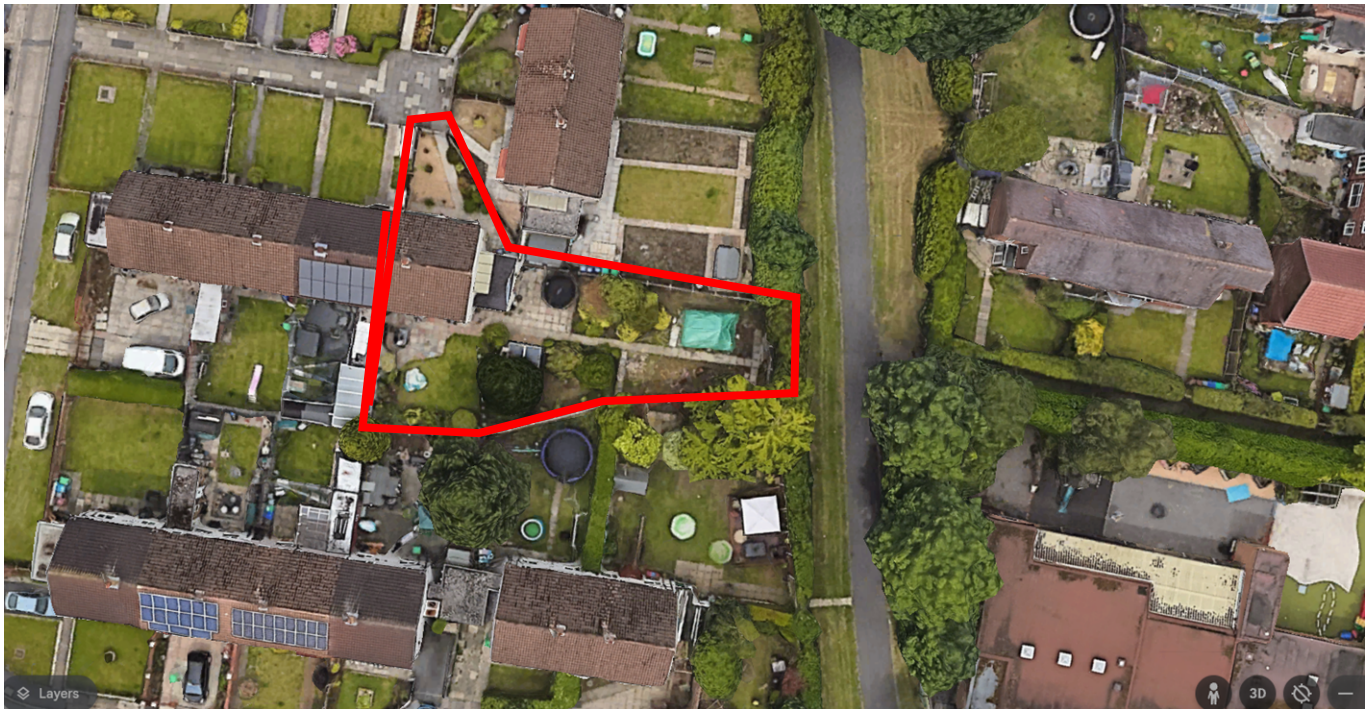
MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137850/FH/2023
Date registered valid:	15 August 2023
Proposal:	Erection of a single storey outbuilding to form additional living accommodation.
Address:	8 Suffield Walk, Manchester, M22 1NG
Ward(s):	Woodhouse Park Ward
Applicant:	Mr & Mrs Lotca
Agent (if any):	Mr Matthew Hill Architectural Solutions Ltd
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19th December 2023**

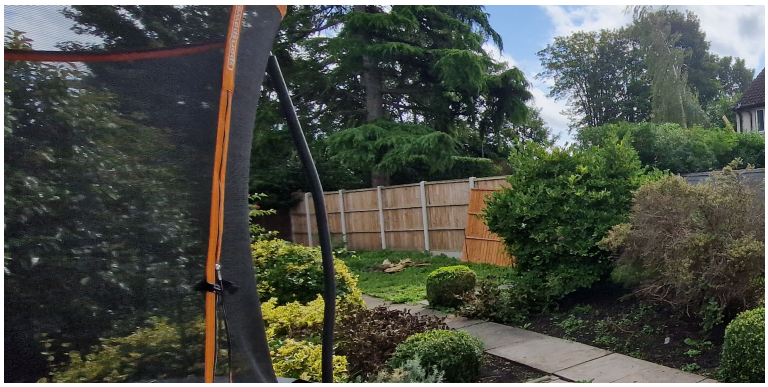


Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	26 September 2023
Standard consultations:	Printed: 18 August 2023 Expired: 8 September 2023
Neighbour notifications	Printed: 18 August 2023 Expired: 8 September 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 site relates to an end terraced property located within the Woodhouse Park ward area of Manchester. The property is sited within an unusually large plot featuring, front, side and rear garden. The side garden measuring approximately 24.0m in length from the side wall of the property. The boundary treatment consists of primarily timber fencing. The gardens feature a mix of soft landscaping and stone paving.





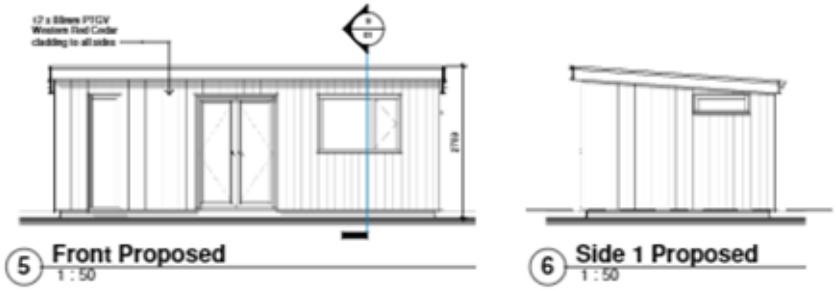
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

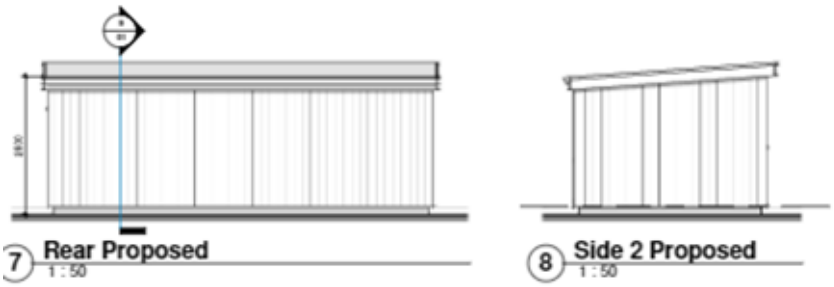
Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of a single storey outbuilding to form additional living accommodation.





Consultations & Notification Responses

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 were received.

Environmental Health – no objection to the proposal.

Arboriculture – No objection as the tree would not be impacted upon negatively

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.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that 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 extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

No previous planning application relating to the site.

Residential Amenity

The applicant proposes a single storey detached outbuilding which would be located west of the site to the far end of the side garden close to the rear boundary. The outbuilding would measure 7.0 metres in length and 3.5m in depth. The total height measures approximately, 2.759m and would feature a minor sloping roof. Two windows and double doors are proposed on the north elevation of the outbuilding facing no. 10 Suffield walk. However, given the gap retained to the shared boundary together with the existing boundary treatment, it is not anticipated that there would be any significant overlooking or loss of privacy given by the windows and doors in this location. In addition, a high level window is proposed on the west elevation of the outbuilding. This is considered to be acceptable given that the window is high level.

There have been no objections to this proposal. It is considered that the garden can accommodate an outbuilding of this size. and although has a close relationship to the rear boundaries, given the distance to properties opposite, these are separated by a public pathway and therefore, it is not anticipated that the proposal would provide a visual impact on the occupiers of surrounding properties.

The outbuilding has been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed outbuilding can be acceptably accommodated at the application property retaining a large proportion of amenity space to the site.

It is considered that the proposal would not interfere with the existing characteristics of the area and given the orientation of the application site, it is not considered that there would be any significant loss of light or overshadowing as a result of the proposal. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an outbuilding to the side of the property.

Overall, 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.

Scale and Massing

In context to the existing rear garden, the outbuilding is acceptable. The scale and massing of the outbuilding is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The structure would not present an unusual feature in the immediate area and is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is 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 and in terms of the proposed materials it is intended to use red cedar cladding as specified in the application form and on the drawings. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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.

Trees

The proposed location of the outbuilding would be within close proximity to a mature tree marked T1 on the proposed plan. The City Council are satisfied that there would not be any long term negative impact on the offsite Cedar.

Refuse Storage

The proposed development does not impact on the refuse storage arrangements for the property.

Parking

The existing car parking arrangements are unaffected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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 on 18th August 2023 numbered 2934-01 C Proposed Plans and 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 hereby permitted shall match those as specified on the application form/drawings 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 policy DM1 of the Manchester Core Strategy.

4) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling identified as 8 Suffield Walk, Manchester, M22 1NG.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

6 Scalby Walk, Manchester, M22 0NN
5 Edendale Drive, Manchester, M22 1NF
10 Suffield Walk, Manchester, M22 1NG
St Anthonys RC Primary School, Dunkery Road, Manchester, M22 0NT
6 Suffield Walk, Manchester, M22 1NG
9 Edendale Drive, Manchester, M22 1NF
7 Edendale Drive, Manchester, M22 1NF
11 Edendale Drive, Manchester, M22 1NF

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 15M
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Area Team Boundary - Name: SOUTH AREA