MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138177/FH/2023
Date registered valid:	3 October 2023
Proposal:	Erection of first floor front bay window extension, installation of front dormer and three no. rear roof dormers together with a single storey rear extension and basement extension below rear garden
Address:	50 Clyde Road, Manchester, M20 2WJ
Ward(s):	Didsbury West Ward
Applicant:	Mr Guy Walker
Agent (if any):	Mr Sean Monaghan, MOJO Architecture
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**15/11/2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13/10/2023

Standard consultations:
Printed: 11 October 2023 Expired: 1 November 2023

Neighbour notifications
Printed: 11 October 2023 Expired: 1 November 2023

Site notice
Posted: 13 October 2023 Expired: 3 November 2023

Press advert
Published: 17 October 2023 Expired: 31 October 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Proposal relates to a detached dwellinghouse on Clyde Road. The property features and existing two storey outrigger and single storey rear extensions. The property features roof dormers to front and rear. The property features hardstanding to the front for off street vehicle parking and landscaping to the rear.

Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable



Figure 1. Street scene (note the existing bay and gable features of other properties.)



Figure 2, Rear elevations

Description of area

The property is located in a predominantly residential part of the Didsbury West Ward of Manchester. The site is located within the Albert Park Conservation Area.



Description of development

The applicant is proposing the erection of first floor front bay window extension, installation of front dormer and three no. rear roof dormers together with a single storey rear extension and basement extension below rear garden.

Erection of first floor front bay window extension

The proposal would create a bay window to the first floor following the footprint of the existing ground floor bay window, projecting 1800mm from the main front elevation. The bay would be topped by a gable front feature.

Installation of front dormer and three no. rear roof dormers

The proposal adds a small, rounded dormer to the front roof and 2no roof lights. The proposal replaces 2no small dormers with 3no larger gable fronted dormers to the rear.

Single storey rear extension

The proposal adds a rear extension projecting 2700mm from the existing rear elevation to meet the rear elevation of the existing outrigger and rear extension creating a flush rear elevation on the ground floor rear extension.

Basement extension below rear garden.

The proposal creates a new underground extension under the rear garden extending 15855mm from the existing basement. The new underground extension would fill most of the garden area sitting 500mm from the site boundaries.



Figure 3. Proposed elevations

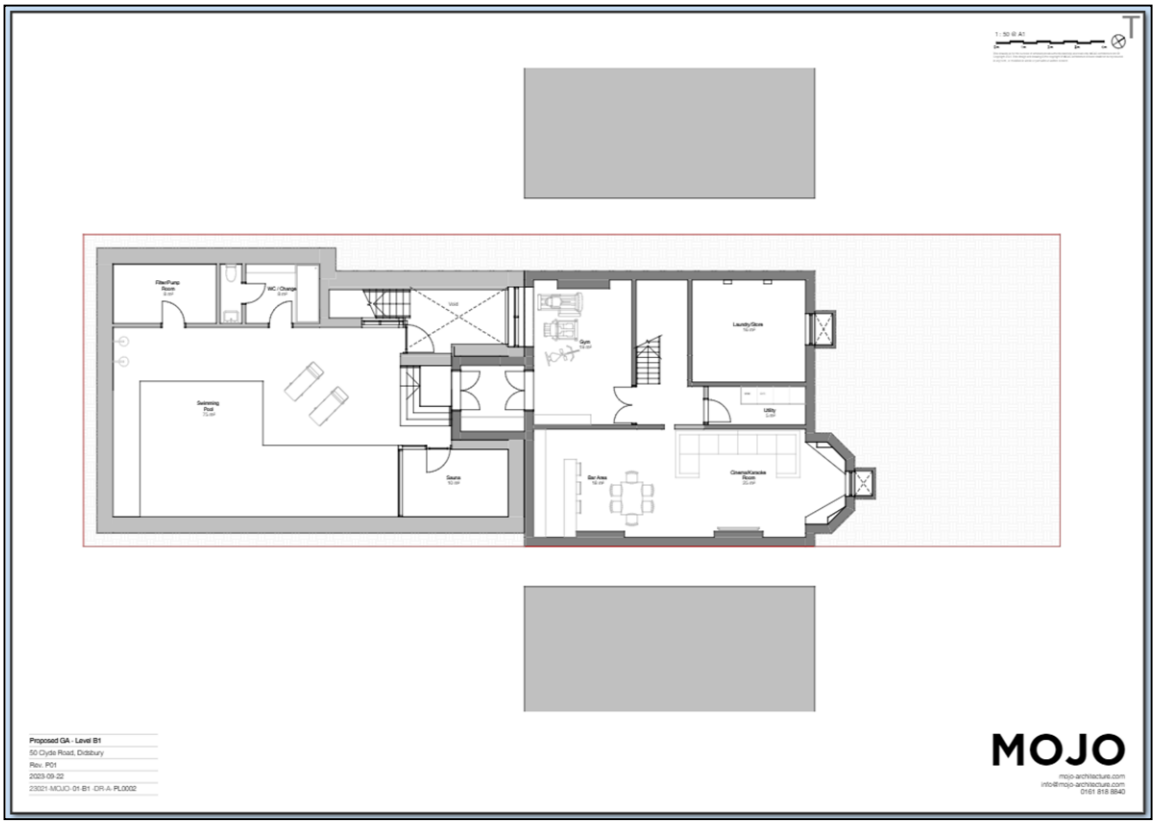


Figure 4. Proposed basement plan

Planning History

The property has no planning history.

Consultations & Notification Responses

Consultations

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and had no objection to the proposed development.

Notifications

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

1no. comment was made in support of the application.

- Advocating for the inclusion of Swift bricks in the proposal.

1no comments was made in objection to the proposal.

- Privacy concerns from the front dormer

2no comment was made neither supporting nor objecting.

- Concern on the rise in short let properties in the area.
- Concern on the effects of the basement work on property foundations.

Residents Associations and Groups

As per Appendix 1, West Didsbury Residents Association were notified of the proposal.

The WDRA had concerned on the level of excavation required for the basement works in the garden and effect on local properties.

Site Notice and Press Advertisements

As per Appendix 1, a public site notice and advertisement in the Manchester Evening News was posted.

Negotiations

Issues have arisen in the consultation phase.

The officer asked the applicant to provide a full landscaping plan for the rear garden due to the large basement works.

The agent communicated the applicant no longer wishes to develop the rear basement.

Updated proposed development.

The updated scheme removes the garden basement proposal and reduces the new basement to 9m2.

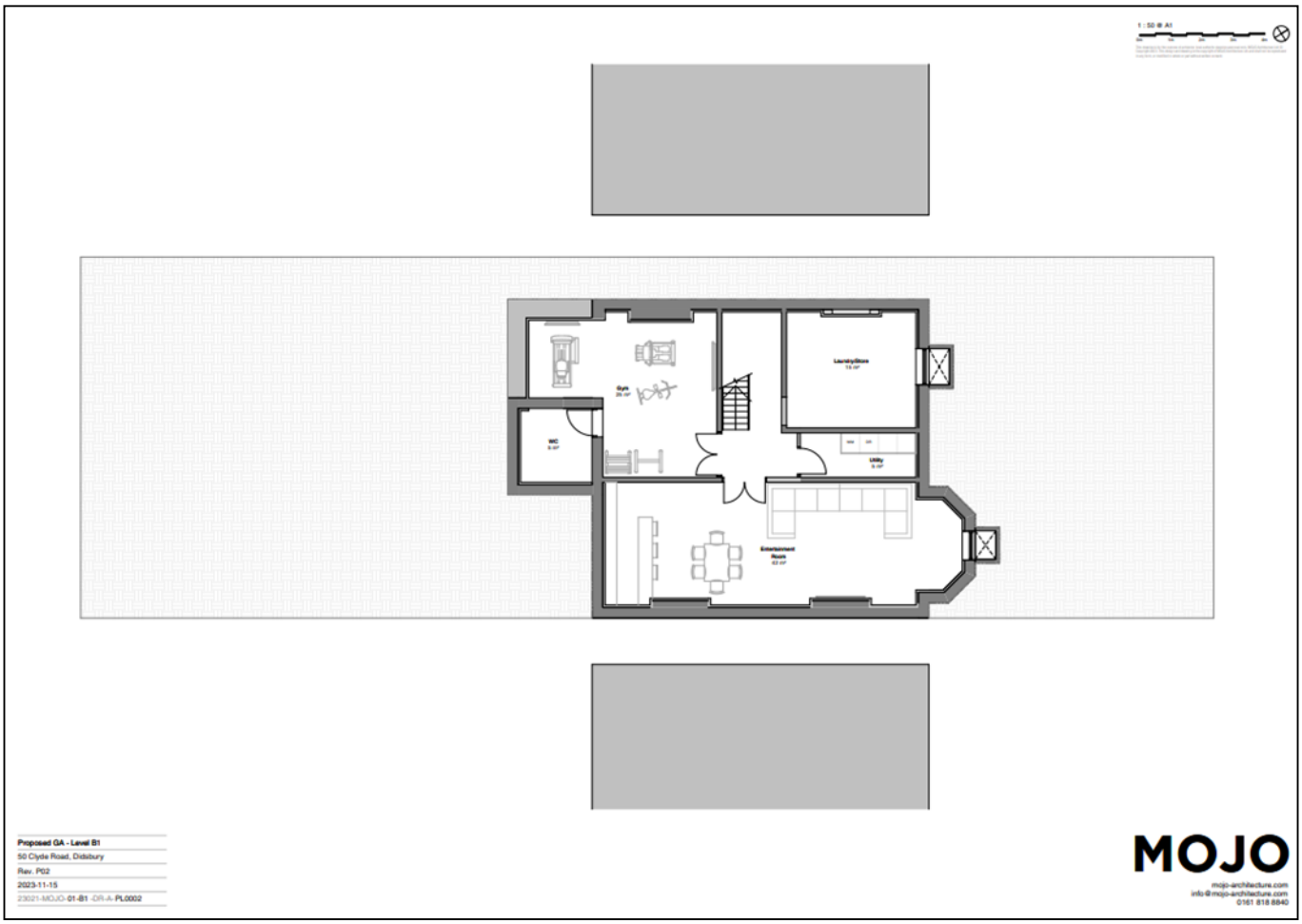


Figure 5. Updated basement plan.

Policies & Principle

Summary of relevant policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The following policies are considered relevant in the consideration of this application.

- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are

assessed against. The following Core Strategy Policies are considered relevant to this proposal:

  - DM 1 - Development Management
  - SP 1 - Spatial Principles
  - EN 1 - Design Principles and Strategic Character Areas
  - EN 3 – Heritage

- 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.
- 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 are still considered relevant to this proposal.
  - DC1 - Residential Extensions
  - DC18 - Conservation Areas
  - DC26 - Development and Noise
- The National Planning Policy Framework (The NPPF) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 with the latest version published 05 September 2023. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places
  - Section 16 - Conserving and enhancing the historic environment

Principle of development

In general, the principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable if 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 development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF as assessed in the following sections of this report.

The Manchester Core Strategy Development Plan (2012-2027)

The proposal has been assessed against the following policies of the Core Strategy:

DM 1 – Development Management

All new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The proposal has been assessed against the following issues:

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

The applicant is seeking the erection of first floor front bay window extension, installation of front dormer and three no. rear roof dormers together with a single storey rear extension and basement extension ~~below rear garden~~.

The proposed extensions match the architectural style and features of the existing building including window design.

The proposal uses brick and tile to match the materials of the existing property (as stated in the application form).

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house.

It is of note that the predominant style of properties on Clyde Road are gable fronted two storey bays and the existing property currently sits as an outlier. The proposed plans would modify the front elevation to bring it in line with the design features of the existing street.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

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.

The proposal is visible from the street scene however the design, scale and use of materials minimise any effects on the character of the street scene and help bring the property in line with the existing style and design of the street.

The rear proposals are in line with existing in the area including the property immediately adjacent which features a prominent roof dormer.

Visual impacts in connection with the proposed development are not considered to have any significant impacts to the character of the area, and therefore the appearance is acceptable.

On balance, the proposal is 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 accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal is considered acceptable and detailed as what is normally expected of such a structure. 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 matching brick as specified in the application form.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal adds 1no. bay window to the front elevation however the effect on privacy is negligible as there are existing windows to the elevation.

The proposal adds 1no small dormer and 2no rooflights to the front of the property. The properties along the street scene feature small dormers of this type. The window size is minimal and no bigger than the large windows to the first floor. The effect on privacy would be negligible as it would add no more overlooking that the current glazing in the elevation.

The proposal adds 1no new dormer and enlarges the existing, as well as adding new glazing to the ground floor rear. The elevation faces into the rear garden of properties on Northern Grove however, given the existing boundary treatment together with the gap to the shared boundary, the effect on privacy is minimal.

The proposal is expected to have a negligible effect on Air Quality.

The proposal in of itself has a negligible effect on local noise levels. It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. Contractors are expected to follow best practice to minimise the temporary effect on residents referring to construction guidance on controlling emissions.

The proposal has no effect on road safety and traffic generation and is therefore in accordance with this development management principle.

On balance the proposal has minimal effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not alter the existing access to the premises or create an unnecessary barrier to access and egress.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds internal accommodation to the property whilst having a minimal impact on the amenity of external space and is therefore in accordance with this development management principle.

Refuse storage and collection.

The proposal in of itself has a negligible effect on waste from the site, using existing refuse storage and collection on site. It is recognised that demolition and/or construction works often generate commercial waste. Contractors are expected to follow best practice of waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

The proposal is within the Albert Park Conservation Area.

The Albert Park conservation area is situated approximately four miles south of Manchester city centre, in West Didsbury. It is principally an area of housing but also includes a district shopping

centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

The scale of the development minimises any harm to the conservation area and heritage assets and the development is in keeping with existing area.

The proposal is in keeping with the architectural style of the existing property and sits comfortably within the street scene. It is of note that many properties in the area feature extensions, dormers, and outbuildings.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development. As such proposal would have a negligible impact on green infrastructure, with an acceptable balance between the proposed development and retention of the existing green space achieved.

The proposal has negligible impact on green infrastructure and balances development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

This proposal is considered to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Southern Character Area’.

This proposal is considered to accord with the principles of this policy.

EN 3 – Heritage

This policy outlines the key principles concerning Heritage and development management. In particular, development that complements and takes advantage of the distinct historic and heritage features of the city’s districts and neighbourhoods.

The development is considered to accord with the aspirations of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

DC1 - Residential Extensions

This policy outlines the key issues when considering proposed residential extensions.

This proposal is considered to accord with the principles of this policy.

DC18 - Conservation Areas

This policy outlines the key issues when considering the development proposals within Conservation Area.

This proposal is considered to accord with the principles of this policy.

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 on the Plan. The Examination of 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 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.

This proposal is considered to accord with the aspirations of the Places for Everyone Plan.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 16 - Conserving and enhancing the historic environment

Section 16 of the NPPF outlines the development management regarding heritage assets.

Considering potential impacts (Para. 199-208)

These paragraphs outline when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

This proposal is considered to accord with the principles of these policies.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

Relevant policy and guidance have been considered within policies of the Core Strategy and Extant UDP.

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.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, 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. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated 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 applicant and consultees to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 25 Sep 2023 23021-MOJO-DR-A-PL0003 THE LOCATION PLAN
   b. Drawing - Site Plan 25 Sep 2023 23021-MOJO-DR-A-PL0004 EXISTING SITE PLAN
   c. Drawing - Site Plan 25 Sep 2023 23021-MOJO-DR-A-PL0005 PROPOSED SITE PLAN
   d. Drawing - Existing 25 Sep 2023 23021-MOJO-DR-A-PL0001 EXISTING GA LEVEL 00
   e. Drawing - Existing 25 Sep 2023 23021-MOJO-DR-A-PL0001 EXISTING GA LEVEL 01
   f. Drawing - Existing 25 Sep 2023 23021-MOJO-DR-A-PL0001 EXISTING GA LEVEL 02

g. Drawing - Existing 25 Sep 2023 23021-MOJO-DR-A-PL0001 EXISTING GA LEVEL B1
h. Drawing - Existing 25 Sep 2023 23021-MOJO-DR-A-PL0007 EXISTING ELEVATIONS
i. Drawing - Existing & Proposed 15 Nov 2023 23021-MOJO- -DR-A-PL0006-P02 SECTIONS
j. Drawing – Proposed 15 Nov 202323021-MOJO-DR-A-PL0002-P02 PROPOSED GA LEVEL 00
k. Drawing - Proposed 15 Nov 202323021-MOJO-DR-A-PL0002-P02 PROPOSED GA LEVEL 01
l. Drawing - Proposed 15 Nov 2023 23021-MOJO-DR-A-PL0002-P02 PROPOSED GA LEVEL 02
m. Drawing - Proposed 15 Nov 2023 23021-MOJO-DR-A-PL0002-P02 PROPOSED GA LEVEL B2
n. Drawing - Proposed 15 Nov 2023 23021-MOJO-DR-A-PL0008-P02 ELEVATIONS

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 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 DM 1, SP 1 and EN 1 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

Environmental Health
West Didsbury Residents Association

Flat 3, 46A Clyde Road, Manchester, M20 2WJ
Flat 2, 46A Clyde Road, Manchester, M20 2WJ
Flat 9, 45 Clyde Road, Manchester, M20 2JJ
Flat 8, 45 Clyde Road, Manchester, M20 2JJ
Flat 7, 45 Clyde Road, Manchester, M20 2JJ
Flat 6, 45 Clyde Road, Manchester, M20 2JJ
Flat 5, 45 Clyde Road, Manchester, M20 2JJ
Flat 4, 45 Clyde Road, Manchester, M20 2JJ
Flat 3, 45 Clyde Road, Manchester, M20 2JJ
Flat 2, 45 Clyde Road, Manchester, M20 2JJ
Flat 1, 45 Clyde Road, Manchester, M20 2JJ
Flat 4, 46 Clyde Road, Manchester, M20 2WJ
Flat 2, 46 Clyde Road, Manchester, M20 2WJ
47 Clyde Road, Manchester, M20 2JJ
49 Clyde Road, Manchester, M20 2JJ
54 Clyde Road, Manchester, M20 2WJ
52 Clyde Road, Manchester, M20 2WJ
23 Northen Grove, Manchester, M20 2NL
Flat 3, 46 Clyde Road, Manchester, M20 2WJ
Flat 1, 46 Clyde Road, Manchester, M20 2WJ
Flat 4, 46A Clyde Road, Manchester, M20 2WJ
Flat 1, 46A Clyde Road, Manchester, M20 2WJ
17 Northen Grove, Manchester, M20 2NL

48 Clyde Road, Manchester, M20 2WJ

32 Queenston Road, Manchester, M20 2NX

21 Northen Grove, Manchester, M20 2NL

19 Northen Grove, Manchester, M20 2NL

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 - Albert Park Conservation Area 1988

Area Team Boundary - Name: SOUTH AREA