

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138233/FH/2023
Date registered valid: 29 September 2023
Proposal: Erection of a part single part two storey side extension to form additional living accommodation
Address: 7 Chedlin Drive, Manchester, M23 2AD
Ward(s): Baguley Ward

Applicant: Mr Josh Howarth
Agent (if any): Mr Leonard Ardron
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20th November 2023



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 October 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 October 2023 Expired: 26 October 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 brick built two storey semi detached dwelling situated within the Baguley area of Manchester. The property forms part of a fairly new estate constructed circa 2009/2010. The property benefits from an area of hardstanding to the side utilised as off street car parking with a modest sized rear garden. Boundary treatment is in the form of timber fencing occupying the shared rear boundary treatment.



Listed building: Not applicable

Conservation area: Not applicable

The area is predominantly residential in nature with houses of similar style and size.

This is primarily a residential area in nature

The applicant is seeking planning permission for the erection of a part single part two storey side extension to form additional living accommodation



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.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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.

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

Previous planning applications relating to this site as follows:

Planning reference number: 137084/FH/2023 - for Erection of a 2 storey side extension (with accommodation in the roofspace) to form additional living accommodation. This application was refused on 25.09.2023 for the following reason:

The proposed two storey side extension by virtue of its design, siting, and scale would have a detrimental impact on visual amenity and the character of the street scene. The resulting appearance would be an extension which will have an inadequate relationship with number 5 Chedlin Drive, due to the development gap being unable to be shared, resulting in a terracing effect. The proposal will be out of character with the street scene and will have a negative impact on visual amenity which is contrary to the provisions of saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995), policies SP1 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

Planning reference number: 130109/FH/2021 - for erection of detached, single-storey outbuilding to rear garden. This application was approved on 17.06.2021

Residential Amenity

This is a resubmission of a previously refused planning application outlined above. Although the agent/applicant addressed the previous reasons for refusal by providing a setback at first floor, this initial submission introduced a three storey side extension adding new issues. Following negotiations, the agent amended the scheme and reverted back to a two storey side extension.

The properties form part of a new built estate built circa 2009/2010.

Ground Floor

The extension would be in line with the principle elevation of the property with a projection towards the shared boundary measuring 2.8m with a rearward projection of 9.665m in line with the rear wall of the house. The roof to the front would be a mono pitch sloping roof with garage door to the front and window to the rear.

First Floor

The first floor would be setback from the principle elevation by 2.0m, set down from existing ridge height significantly. The extension would measure 2.812m towards the shared boundary extending rearwards ending in line with the rear wall of the house. The roof would be gabled to reflect the current design of the roof of the house. A window would be situated on the front and rear of the property. No windows would be located along the side elevation. It is considered that the setback together with the drop in ridge height would not result in terracing.

The City Council considers that the character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered acceptable in its location, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the side.

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 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 extension is 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 brick and tile as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the 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

Refuse

It is the assumption that the bins will be stored in the garage which accords with policy EN19 of the Core Strategy.

Parking

Although the parking space to the side would be removed, a proposed garage is planned and therefore off street car parking is provided which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

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 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

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 20th November 2023 numbered Revised amended existing and proposed floor 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 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) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 113836/FO/2016. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas. The existing development has had remedial measures installed as part of Planning Permission 113836/FO/2016. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

10 Chedlin Drive, Manchester, M23 2AD
8 Chedlin Drive, Manchester, M23 2AD
9 Chedlin Drive, Manchester, M23 2AD
5 Chedlin Drive, Manchester, M23 2AD
14D Wastdale Road, Manchester, M23 2RS
14E Wastdale Road, Manchester, M23 2RS

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 45M
Area Team Boundary - Name: SOUTH AREA