MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138124/FH/2023
Date registered valid:	18 September 2023
Proposal:	Erection of a two storey side and part single/part two storey rear extension together with associated elevational alterations.
Address:	57 Sandacre Road, Manchester, M23 1AP
Ward(s):	Baguley Ward
Applicant:	Mr D Ince
Agent (if any):	Mr Dean Baker, McCrory Construction Group Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	09 November 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29 September 2023

Standard consultations: Printed: 22 September 2023 Expired: 13 October 2023

Neighbour notifications: Printed: 22 September 2023 Expired: 13 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of brown brick with a brown concrete tile dual pitch roof. The property features white uPVC windows, a paved front driveway, a modest front garden bordered by a low-level stone brick wall, a single storey rear outrigger, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear view.



Figure 3. Rear garden.

Description of area

Sandacre Road is a residential street situated within the Baguley ward of Manchester, close to Altrincham Road (A560), Wythenshawe Park and Gardens, and Baguley Brook. The area is predominantly residential in terms of its character, consisting of detached and semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a two-storey side and part single / part two storey rear extension together with associated elevational alterations.

Planning History

No previous planning history.

Consultations & Notification Responses

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

Network Rail made no objection to the proposal.

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.

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

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 two-storey side and part-single / part-two storey rear extension together with elevational alterations 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.

Siting, scale, and massing – the extension would be sited at the side and rear of the property, wrapping around its southeastern and southwestern elevations.

At ground floor level, the extension would project 3.15m rearwards, with a total length / depth of 10.815m, set back from the front of the property of 0.45m, sideward projection of 3.449m, width of 9.609m, mono pitch roof height of 3.485m and an eaves height of 2.379m. A gap of 0.15m would be maintained to the boundary shared with No.59 Sandacre Road, and a gap of 1.251m would be maintained to the boundary shared with No.55 Sandacre Road.

At first floor level, the extension would be set back 0.45m from the front of the host dwellinghouse and would measure to 10.815m in length / depth, 3.749m in width, with a sideward projection of 3.449m. The 'side' portion of the extension would feature a dual pitch roof form, with a maximum height of 7.594m (set 0.265m below the existing ridge of the property) with eaves to match the existing. The 'rear' / 'outrigger' portion of the extension would feature a hipped roof form, with a maximum height of 6.531m (set 2.274m below the existing ridge of the property) with eaves to match the existing.

The extension's maximum rearward projection of 3.15m does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable. The extension is believed to be subservient in terms of its dimensions to the host dwellinghouse and would be easily accommodated by the plot's large curtilage and spacious outdoor amenity space. As such, it is understood that the proposed extension would not result in an 'excessively large or bulky' addition to the property, thereby according with policies DM1 and SP1 of the Core Strategy.



Figure 4. Submitted proposed plans.

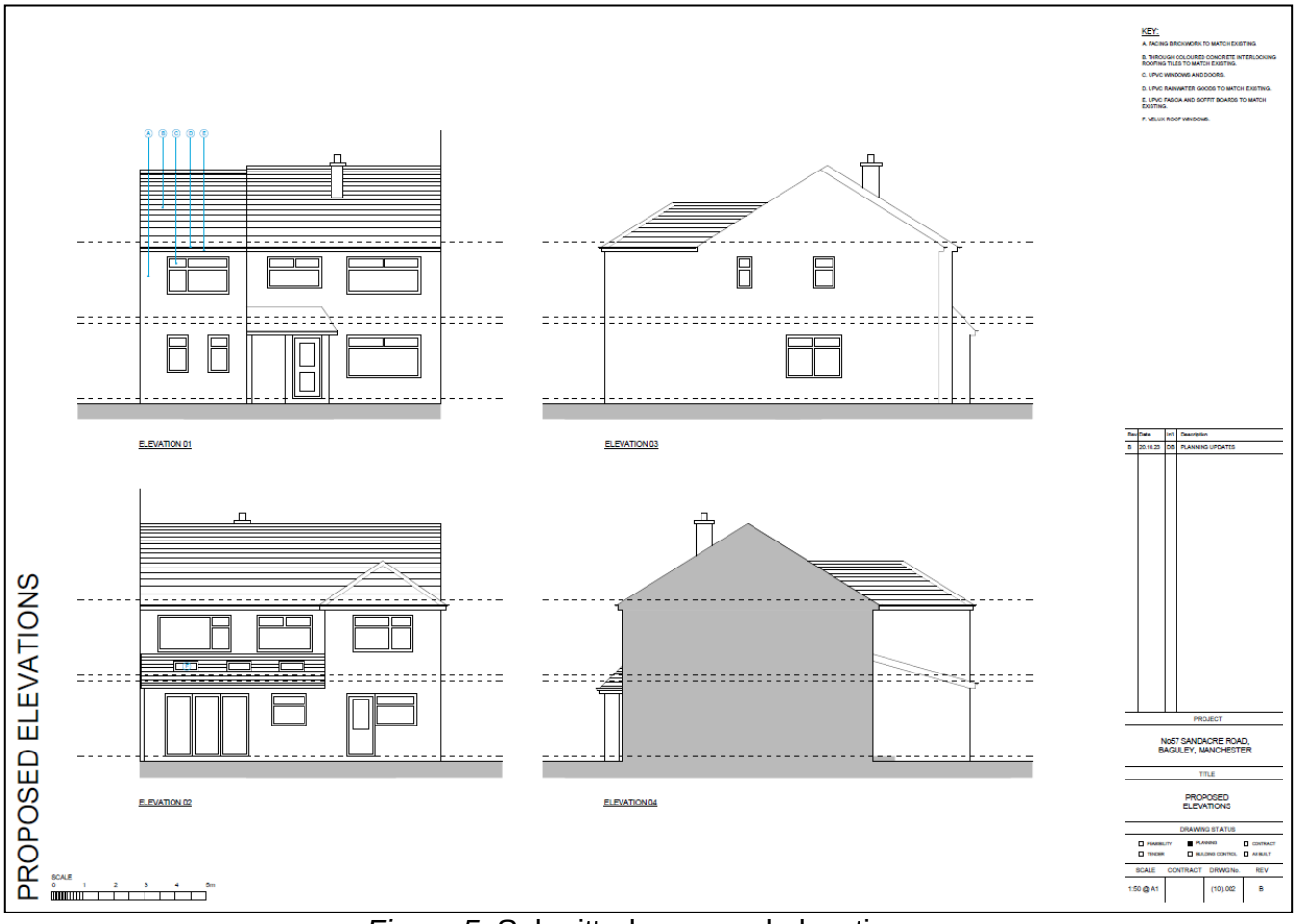


Figure 5. Submitted proposed elevations.

Appearance and visual amenity – the extension would be built of brickwork and roof tiles to match the existing in addition to uPVC windows and uPVC / aluminium / composite doors.

At ground floor level, the extension would feature two windows to the front, and two windows, an inward-opening door and a set of bi-folding doors to the rear. Its side elevation, facing No.55, would feature one window, whilst its side elevation, facing No.59, would be blank and featureless. Its rear-facing roof slope would feature three flat skylights. At first-floor level, the extension would feature one window to the front and one window to the rear. Its side elevation, facing No.55, would feature two windows (which have been conditioned to be obscurely glazed), whilst its side elevation, facing No.59, would be blank and featureless.

The proposal is considered to be relatively standard in terms of its design and scale for developments of this type as well as being in-keeping with the overall precedent of residential extensions in this locale. Moreover, though it is acknowledged that elements of the proposal would be visible within the street scene, the extension's use of matching materials is believed to mitigate any potential visual harm caused as the development's appearance should blend with that of the host dwellinghouse, thus avoiding forming a prominent, visually incongruous feature.

The design and appearance of the proposed extension therefore accords with Core Strategy policies DM1 and SP1 and chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – the proposed extension would have a minimal impact upon the residential amenity of neighbouring occupants due to the spacious character of the application site, the considerable gaps maintained to the shared boundaries and the extension's subservient. With this in mind, it is believed that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, the first-floor windows in the side elevation facing No.55 Sandacre Road, have been conditioned to be obscurely glazed so as to protect the privacy of neighbouring occupiers.

In addition, no objections were received in response to this application.

The proposal is therefore considered acceptable in regard to its minimal effect upon residential amenity, thereby according with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space would be retained.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, residential amenity, 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:

-'PROPOSED PLANS', numbered '(10).001 REV B', stamped as received by the City Council as Local Planning Authority on the 20th October 2023.
-'PROPOSED ELEVATIONS', numbered '(10).002 REV B', stamped as received by the City Council as Local Planning Authority on the 20th October 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.

4) Before first occupation the proposed first floor windows in the side elevation facing No.55 Sandacre Road shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Network Rail

38 Biddall Drive, Manchester, M23 1PF
44 Biddall Drive, Manchester, M23 1PF
40 Biddall Drive, Manchester, M23 1PF
46 Biddall Drive, Manchester, M23 1PF
42 Biddall Drive, Manchester, M23 1PF
The Winston Conservative Club, Hall Lane, Manchester, M23 1AQ
53 Sandacre Road, Manchester, M23 1AE
63 Sandacre Road, Manchester, M23 1AP
61 Sandacre Road, Manchester, M23 1AP
59 Sandacre Road, Manchester, M23 1AP
55 Sandacre Road, Manchester, M23 1AE

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