

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137119/FH/2023

Date registered valid: 31 May 2023

Proposal: Erection of part single/part two storey front, rear and side extensions and formation of lower ground floor store with associated external works.

Address: 15 Harefield Drive, Manchester, M20 2SZ

Ward(s): Didsbury West Ward

Applicant: Mr Charlston

Agent (if any): Mr Dixey, DSquare Architects

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 03/07/2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20/06/2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 June 2023 Expired: 27 June 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

Proposal relates to a semidetached dwellinghouse on Harefield Drive. The property features hardstanding for vehicle parking to the front and landscaping to the front and rear. The property features an attached garage which meets the boundary wall of the extension to 17 Harefield Drive. The rear garden slopes to the boundary.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Street scene



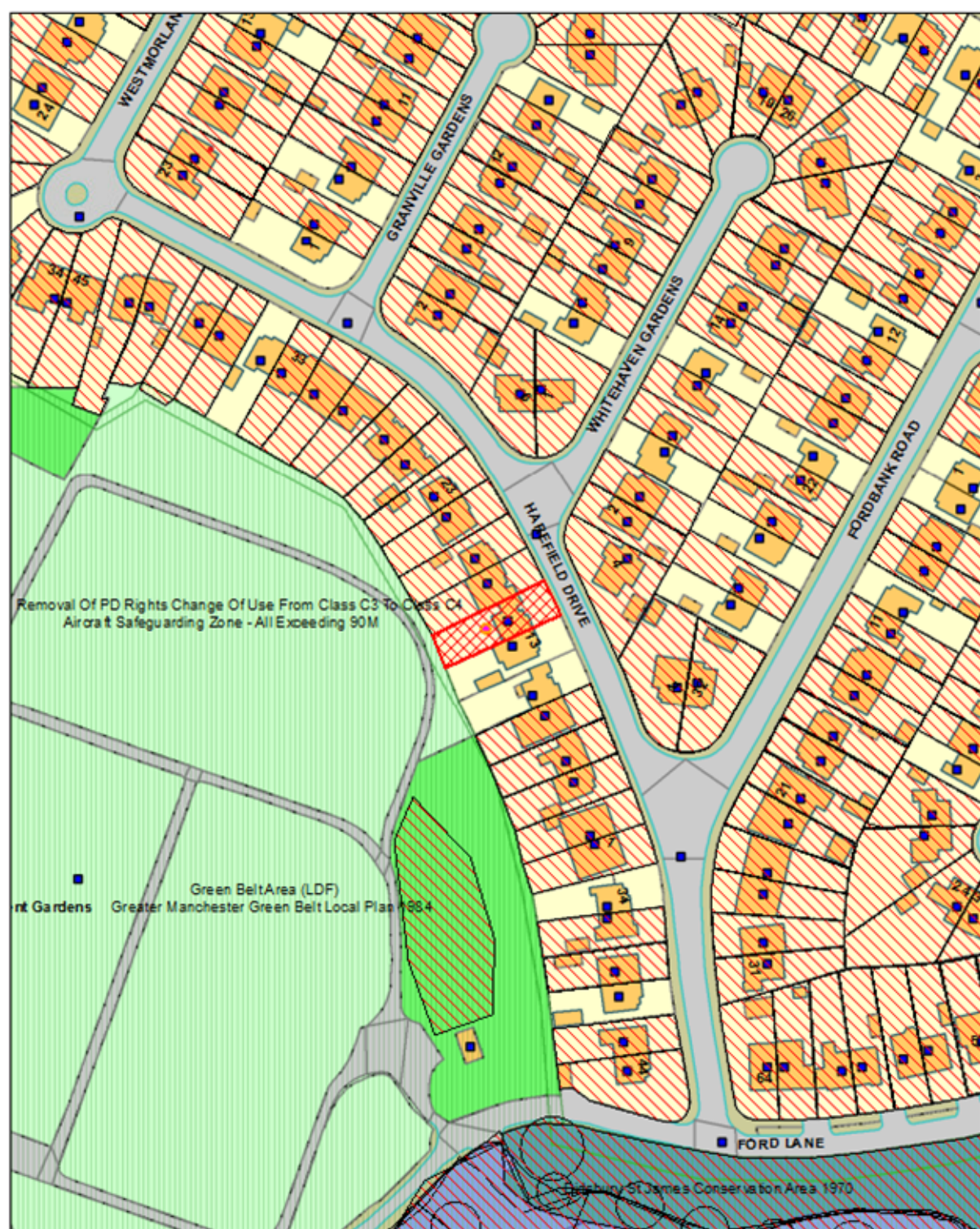
Figure 2. Rear Elevation



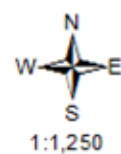
Figure 3. View of boundary from lower garden

Description of area

The property is in a mainly residential part of the Didsbury West ward of Manchester. The property borders the Greater Manchester Green Belt to the rear with the Bradley Fold (Didsbury) allotments directly adjacent. At the end of Harefield Drive is the border with the Didsbury St James Conservation Area.



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Description of development

Erection of part single/part two storey front, rear and side extensions and formation of lower ground floor store with associated external works.

Lower Ground Floor

The proposal creates a lower ground storage area approx. W7032mm x D2830mm x H4371. The lower ground floor sits on the rear elevation with the roof forming the ground floor patio.

The rear landscaping half buries the new storage area creating three levels of landscaping to the rear (Patio, Upper Garden, Lower Garden)

Ground Floor

The proposed ground floor extension extends 3825mm from the existing rear elevation.

The proposal spans across the rear of the property leaving a gap of 100mm to the boundary with 13 Harefield Drive for rear access.

The side extension demolishes the existing attached garage and replaces it with an extension that extends 1073mm from the existing side elevation but does not meet 17 Harefield Drive as existing.

The proposal extended the front porch by 1125mm from the existing front elevation and 4511mm across from the front of the property from the proposed outer boundary wall.

By removing the garage rear access is created with a gap to boundary of the adjoining property of 855mm at the minimum and 1138.73 at the maximum providing rear access.

The part single storey rear features a sloping roof and rooflight.

The part single storey front and side extension features a pitched roof to the first floor.

The first storey side extension matches the ground floor side extension (1073mm) but stops 5509mm short of the proposed front elevation of the side extension.

The proposal adds a large sliding glass doors to the rear elevation of the extension looking into the rear garden and allotments.

The proposal adds a new window to the front elevation replacing the existing garage door.

The proposal adds a new side access door and floor length window on the side elevation facing into the bordering property.

First Floor

The proposal adds a party first floor rear extension with the same depth as the ground floor extension (3825mm).

The first-floor rear extension spans 5052 from the proposed outer wall and stops 2618mm short of the boundary. In total the first-floor side extension spans 7853mm.

The proposal adds a small extension to the front first floor of the property projecting 1481mm by 2862 above the new ground floor extension.

The proposal adds a new window to the front elevation and 3no new windows to the side elevation including 1no rooflight.

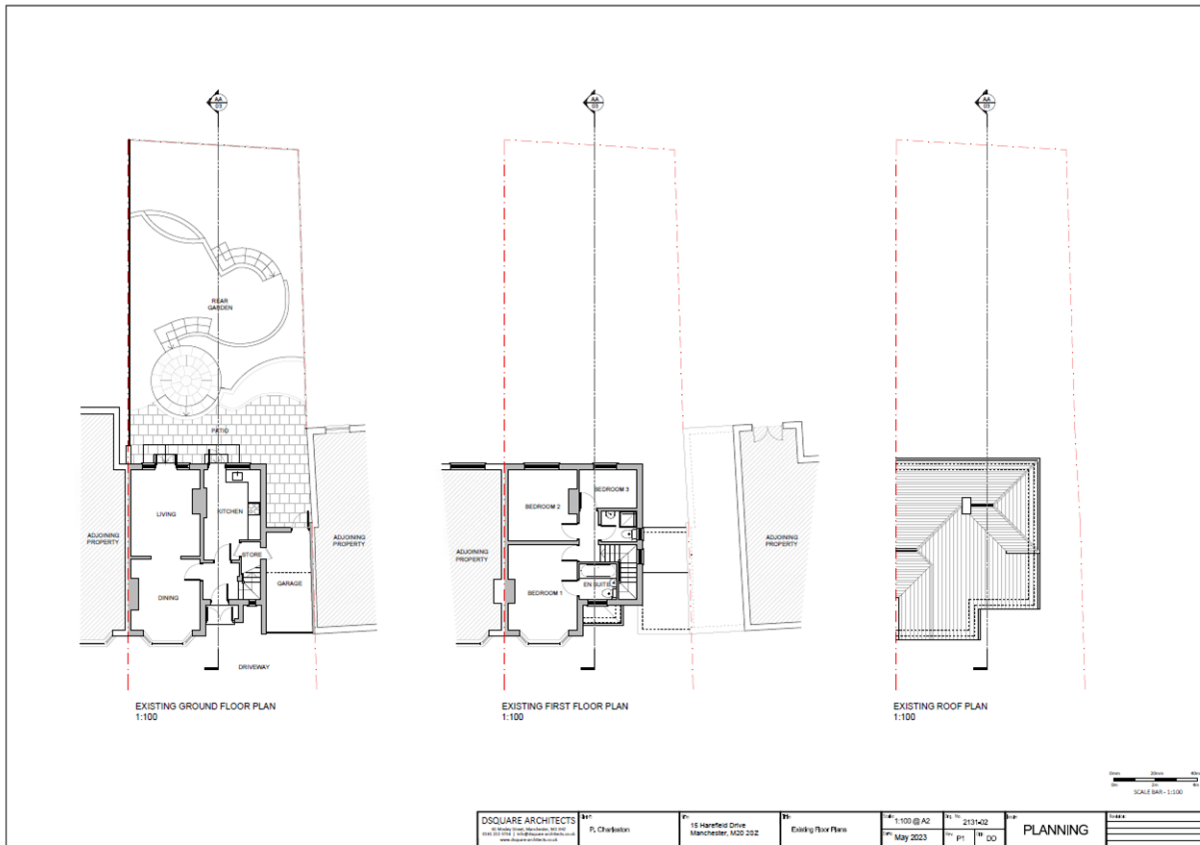


Figure 4. Existing Floor Plans

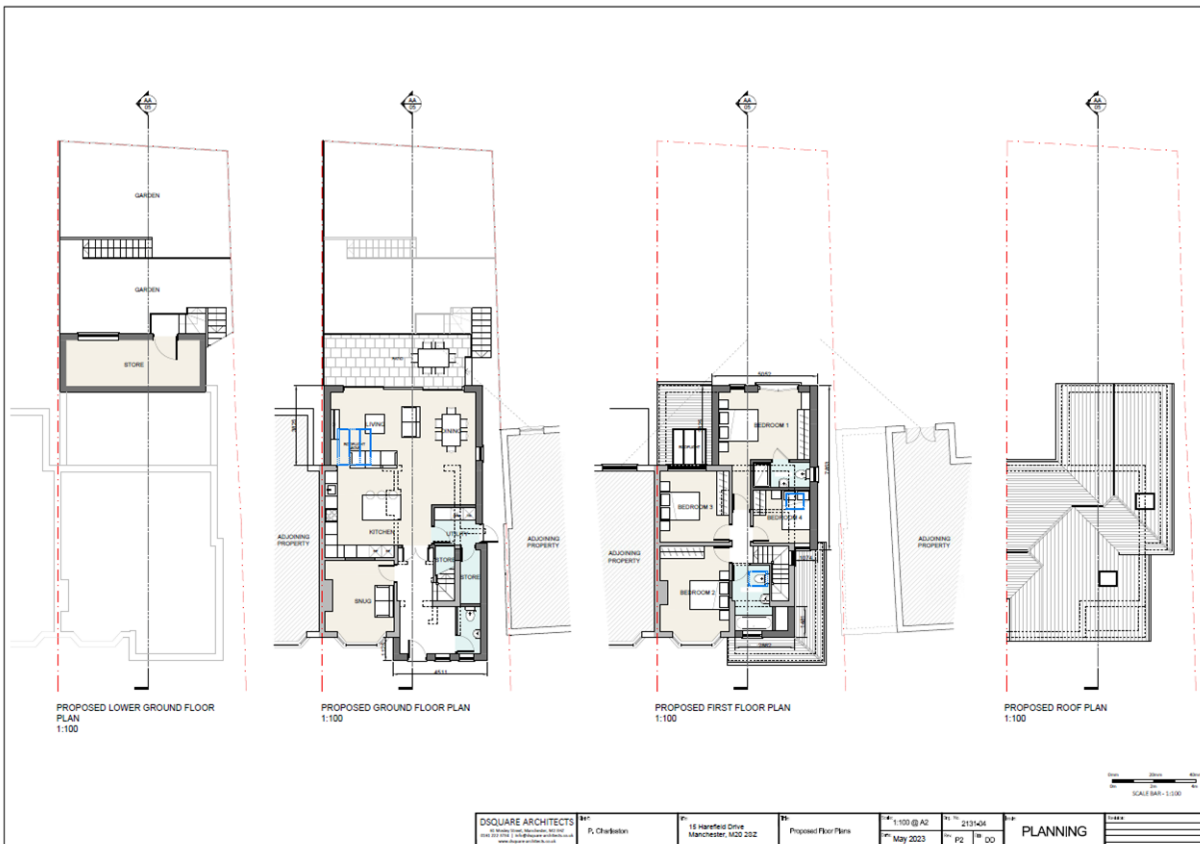


Figure 5. Proposed Floor Plans

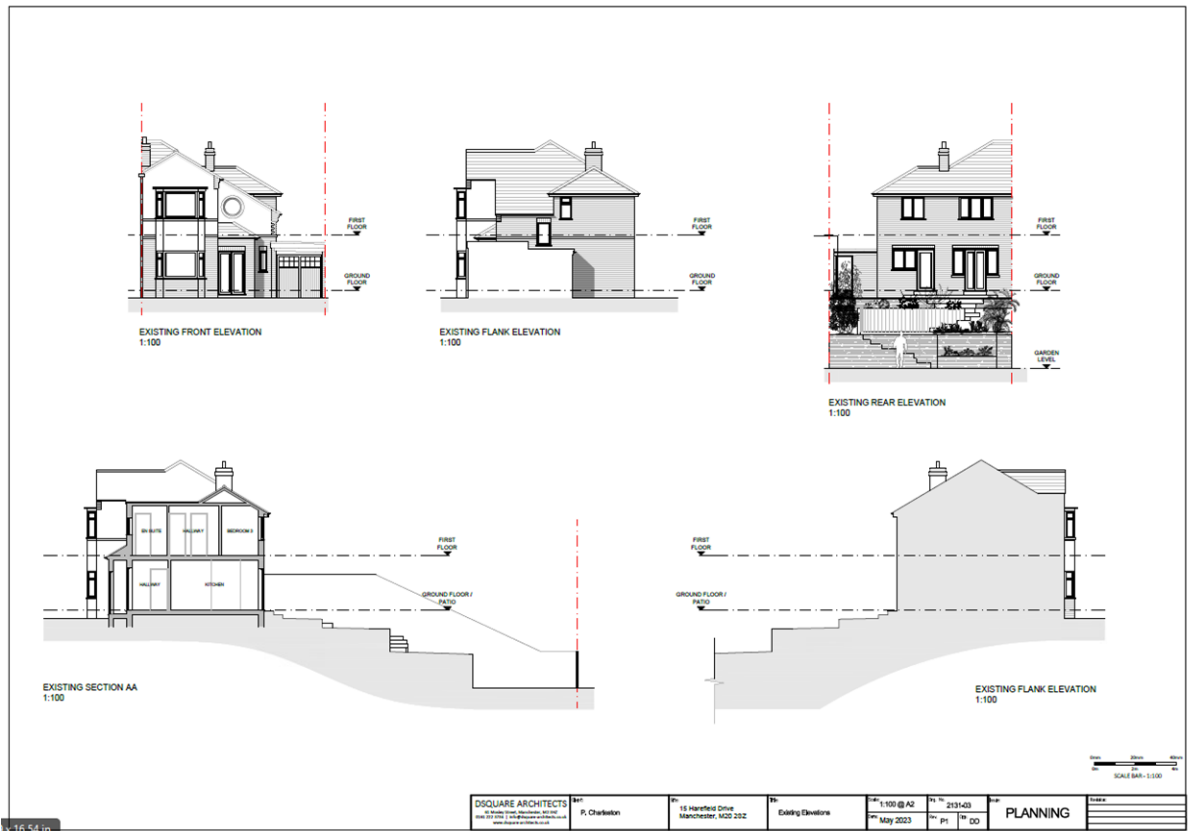


Figure 6. Existing Elevations

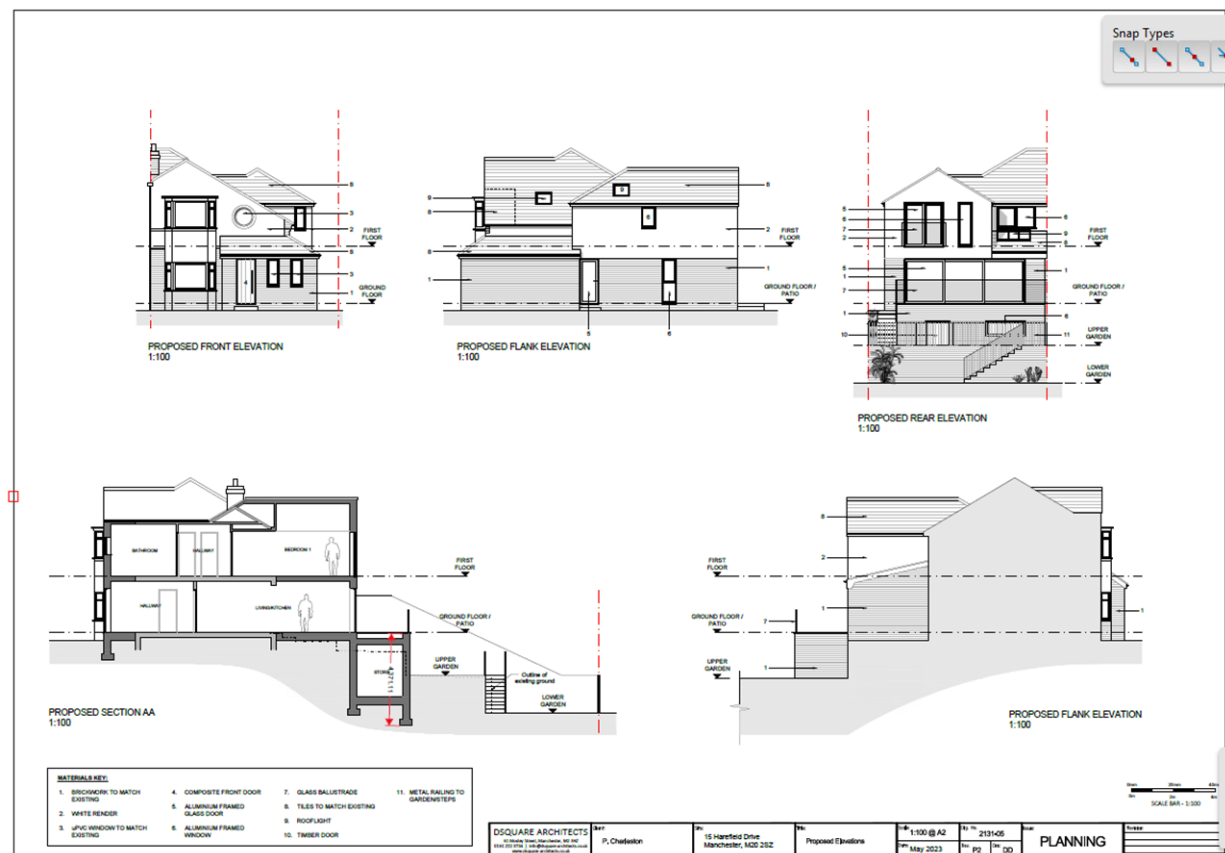


Figure 7. Proposed Elevations

Planning History

There is no planning history at the property.

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 was received.

Policies & Principles

Relevant Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted development plan consists of The Manchester Core Strategy Development Plan Document 2012-2027 (Core Strategy) (adopted 2012) and Extant Unitary Development Plan Policies (UDP). Consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

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:
 - Policy DM 1 - Development Management
 - Policy SP 1 - Spatial Principles

- Policy EN 1 - Design Principles and Strategic Character Areas
- Policy EN 16 - Air Quality
- Policy EN 18 - Contaminated Land and Ground Stability
- Policy EN 19 - Waste
- [Extant Unitary Development Plan Policies \(UDP\)](#) - The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain). The following extant policy are still considered relevant to this proposal.
 - Policy DC1 for Residential Extensions
 - Policy DC26 for Development and Noise
- [The National Planning Policy Framework \(The NPPF\)](#) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021. 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

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

Principle

The Manchester Core Strategy Development Plan Document 2012-2027 (Core Strategy)

Policy DM 1 of the Core Strategy sets out the principles to which all development in the City should have regard to. It seeks to 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 SP 1 of the Manchester Core Strategy 2012 (Core Strategy) sets out the key spatial principles which will guide the strategic development of Manchester to 2027 to meet the strategic objective SO1. *Provide a framework within which the sustainable development of the City can contribute to halting climate change.*

Policy DM 1 of the Core Strategy sets out the principles to which all development in the City should have regard to. It seeks to 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.

Policy EN 1 of the Core Strategy sets out the key principles of place making and design in Manchester about strategic character areas. All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance, and have regard to the strategic character area in which the development is located. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Policy EN 16 of the Core Strategy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Policy EN 18 of the Core Strategy set out the principle of development on contaminated land or unstable land. This is aligned to the strategic objective SO6. *Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.*

Policy EN 19 of the Core Strategy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings. This is aligned to the strategic objective SO6. *Protect*

and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.

Extant Unitary Development Plan Policies (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain). Relevant extant policies outline the issues and principles of citywide development control. The relevant extant policies (see above) have been assessed alongside the Core Strategy for this proposal.

The National Planning Policy Framework (NPPF)

The NPPF sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 12 of the NPPF outlines the need to achieve well-designed places. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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.

Manchester Core Strategy Policy 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.

All development should have regard to the following specific issues:

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

Erection of part single/part two storey front, rear and side extensions and formation of lower ground floor store with associated external works.

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

The proposed side extension opens rear access to the property by removing the existing garage that meets the boundary wall.

It is of note that the attached property 17 Harefield Drive has a single storey rear extension and multiple properties in the vicinity features side and/or rear extensions.

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky.

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 extension would be visible from the public highway and therefore would feature within the street scene. The nature of the extension (being predominately to the rear) and use of materials would mean the proposal having minimal effect on the street scene. The minor alterations to the front elevation are commensurate with the local street scene.

It is of note the new extension would open up a gap to the boundary with 17 Harefield Drive relieving any terracing effect.

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 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 and render 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 includes glazing on the rear elevation facing into Bradley Fold (Didsbury) allotments. Given the existing boundary treatment together with the gap to the shared boundary, it is not anticipated that there would be overlooking, or loss of privacy given by the installation of doors to the rear elevation. It is also of note the property already features rear glazing which causes no undue harm.

The proposal adds a new side access and side window to the property facing into 17 Harefield Drive. To ensure privacy, before first occupation, these windows in the side elevation 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. This has been added as a condition to the decision. Existing screening to the terrace created would prevent overlooking.

The proposal is expected to have a negligible effect on Air Quality however the applicant should refer to the [Air Quality & Planning Technical Guidance](#), and [IAQM Planning guidance](#) for further information.

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 [Manchester City Council Planning and Noise Technical Guidance](#) and [IAQM/EPUK](#) 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.

The proposal has negligible effect on local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance 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 and follow [Manchester City Council Commercial Waste guidelines.](#)

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal has minimal effect on the existing vehicle access and car parking at the property.

It is noted that the proposal removes a vehicle parking garage however hardstanding to the front of the property maintains off street parking for the property.

The proposal is 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. In the event of a risk being identified the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures) has been submitted to and approved in writing by the City Council as local planning authority.

The property does not sit in a Conservation Area or near a heritage asset.

On balance the proposal has negligible 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 proposal has negligible impact on green infrastructure and balances development with existing green space especially given the wider context of the bordering Green Belt.

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.

Although a flood risk assessment is not required it is expected that applicants are aware of the Manchester, Salford, and Trafford Strategic Flood Risk Assessment. It also recommended that any external works follow the Manchester Highways Design Guidance - Sustainable Drainage Systems.

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

Manchester Core Strategy Policy SP1 - Spatial Principles

The 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 principle has been considered within the Core Strategy DM1 policy.

The proposal is considered within accordance with this policy.

Manchester Core Strategy Policy EN1 – Design Principles & 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.

1. Character: a place with its own identity
2. Continuity and enclosure: a place where public and private places are clearly distinguished
3. Quality of the public realm: a place with attractive, and successful outdoor areas
4. Ease of movement: a place that is easy to get to and move through
5. Legibility: a place that has a clear image and is easy to understand
6. Adaptability: a place that can change easily
7. Diversity: a place with variety and choice

This proposal sits within the 'Southern Character Area'. The key principles for this area are:

- New development needs to retain the identity and focus of activity associated with the historic District Centres.
- Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location

These principles have been taken into consideration within the Core Strategy Policy DM1.

The proposal is considered within accordance with this policy.

Manchester Core Strategy Policy EN 16 – Air Quality

Policy EN 16 of the Core Strategy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

Developers are expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.

This principle has been considered within the Core Strategy DM1 policy.

The proposal is considered within accordance with this policy.

Manchester Core Strategy Policy EN 18 - Contaminated Land and Ground Stability

Policy EN 18 of the Core Strategy set out the principle of development on contaminated land or unstable land.

The Council will give priority for the remediation of contaminated land to strategic locations as identified within the Core Strategy. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

All new development within former mining areas shall undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them.

This principle has been considered within the Core Strategy DM1 policy.

Manchester Core Strategy Policy EN 19 - Waste

Policy EN 19 of the Core Strategy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

The policy seeks to:

- Work with other Districts through the Greater Manchester Joint Waste Development Plan Document (GMJWDPD) to safeguard existing sites for waste management and identify and safeguard new sites in existing areas of employment where appropriate.
- Require all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal)
- Require all developers of new waste management facilities within the District to plan for and, where appropriate, use sustainable modes for waste transport, including use of modes such as rail and the Manchester Ship Canal.
- Require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.
- Have full regard to the economic and environmental benefits that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users.
- Promote the development of innovation and technological advancement within the sustainable waste management industry, aiming to achieve a closed-loop waste management system.
- Require waste management practices to have full regard to the environmental, social and economic impacts of such development and encourage long-term benefits in improving the environment, the regeneration of areas in need of investment and location with other employment uses where appropriate.
- Encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

This principle has been considered within the Core Strategy DM1 policy.

Extant Unitary Development Policies (UDP)

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

Policy DC1. Residential Extensions

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

Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.

This saved policy has been considered within the Core Strategy Policy DM1.

The proposal is considered within accordance with this policy.

Policy DC26. Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City

It has become increasingly accepted that noise is a major source of environmental pollution, affecting peoples' physical and mental health. The Council considers that the planning process has a role to play in reducing noise levels generally and, through the development control system, to consider carefully the relationship between different land-uses from the point of view of noise generation and impact. Reaching judgments on what is or is not an acceptable amount or type of noise is a complex matter, consideration of which will depend on the particular circumstances on the ground.

These principles have been taken into consideration within the Core Strategy Policy DM1.

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. It provides a framework within which locally prepared plans for housing and other development can be produced.

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. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

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. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

NPPF principles have been considered within Core Strategy Policy DM 1.

Other Material Considerations

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

The [Supplementary Planning Document and Planning Guidance](#) supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment.

The design, scale and siting of the proposed development is considered in more detail within Policy DM 1.

Manchester Residential Quality Guide (July 2016) (MRQG)

The [MRQG](#) provides specific guidance on considerations, qualities, and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester.

This is considered in more detail with policies DM 1 and SP 1 of the Core Strategy.

Manchester, Salford, and Trafford Strategic Flood Risk Assessment

The [Level 1 SFRA](#) provides a spatial assessment of flood risk within key urban areas, which expands on the detail included in the Association of Greater Manchester Authorities (AGMA) sub-regional SFRA. Together these sources will support developing Local Development Frameworks (LDFs) and the production of policies and proposals for development within Manchester, Salford, and Trafford.

This is considered in more detail with policies DM 1 and SP 1 of the Core Strategy.

Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems

The [MCC Highways Developer Design Guidance – Sustainable Drainage Systems](#) has been produced to encourage and standardise the approach of implementing SuDS on Highways Major Projects and on new private developments. The aim of the document is to ensure a consistent approach is achieved in terms of SuDS design, installation, and ongoing maintenance requirements

This is considered in policies DM 1 of the Core Strategy.

Manchester City Council Planning and Noise Technical Guidance (2022)

The [Planning and Noise Technical Guidance](#) aims to provide help and advice to noise in a planning context to encourage good acoustic design. It outlines what is expected, current guidance and policy details with the aspiration that new developments achieve the highest possible standards without compromising the health and wellbeing of people that live and work within the City of Manchester.

This is considered in policies DM 1 of the Core Strategy.

Air Quality & Planning Technical Guidance (2022)

The [Air Quality & Planning Technical Guidance](#) aims to provide help and advice regarding air quality issues in a planning context; it outlines the background to air quality in Manchester, what is expected and current guidance.

This is considered in policies DM 1 and EN 16 of the Core Strategy.

Planning & Contaminated Land Technical Guidance (2021)

The [Planning and Contaminated Land Technical Guidance](#) aims to provide help and advice in relation to land contamination in a planning context to encourage good practice and mitigation of impacts. It outlines what is expected in relation to current guidance and policy with the aspiration that new developments achieve the highest possible standards without compromising the health and well-being of people that live and work within the City of Manchester.

This is considered in policies DM 1 & EN 18 of the Core Strategy.

Greater Manchester Joint Waste Development Plan Document (GMJWDPD)

The [Joint Waste Development Plan Document](#) (the 'Waste Plan') identifies how Greater Manchester will deliver the spatial vision for waste development 2027. The Waste Plan sets out policies to guide future waste development and identifies sites and areas suitable for the location of waste development across Greater Manchester to 2027.

This is considered in policies DM 1 & EN 19 of the Core Strategy.

Waste Storage and Collection Guidance for New Developments (2017)

The [Waste Management Strategy](#) contains minimum standards for planners, architects, developers and property managers to assist in planning and designing systems for the storage and collection of refuse and for recycling facilities in domestic and commercial properties.

This is considered in policies DM 1 & EN 19 of the Core Strategy.

National design guide & National Model Design Code (2021)

The [National design guide](#) & [National Model Design Code](#) illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice with detailed guidance on the production of design codes, guides and policies to promote successful design.

This is considered in policies DM 1 & EN 1 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.

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 worked with the applicant in a positive and proactive manner. The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval

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:

- a. Drawing – Location Plan, THE LOCATION PLAN, as received 31/05/2023.
- b. Drawing – Existing & Proposed, BLOCK PLANS, 2131-01, as received 31/05/2023
- c. Drawing – Existing, FLOOR PLANS, 2131-02, as received 31/05/2023
- d. Drawing – Existing, ELEVATIONS, 2131-03, as received 31/05/2023
- e. Drawing – Proposed, FLOOR PLANS, 2131-04, as received 31/05/2023
- f. Drawing - Proposed, ELEVATIONS. 2131-05, as received 31/05/2023

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 and approved 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. Before first occupation the side door and side window in the side elevation (facing into 17 Harefield Drive) 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

4 Harefield Drive, Manchester, M20 2UG

13 Harefield Drive, Manchester, M20 2SZ

17 Harefield Drive, Manchester, M20 2SZ

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

Area Team Boundary - Name: SOUTH AREA