

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 136935/FH/2023  
**Date registered valid:** 25 May 2023  
**Proposal:** Erection of single storey extensions to the front and rear to form additional living accommodation.  
**Address:** 11 Emsworth Drive, Manchester, M33 3PR  
**Ward(s):** Brooklands Ward

**Applicant:** Mr & Mrs McCoy  
**Agent (if any):** Mr S Miles S R Miles Ltd  
**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: [holly.wright@manchester.gov.uk](mailto:holly.wright@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 18 July 2023

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 09 June 2023

**Standard consultations:** No consultations have been printed and sent.

**Neighbour notifications:** Printed: 31 May 2023      Expired: 21 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**

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to a large two-storey detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof and black and white timber detailing to its front-facing gable end roof form. The property features white uPVC windows, including a two-storey bay and a first-floor bay to the front, a front porch, internal garage, paved driveway bordered by a low-level redbrick wall and spacious rear yard.



*Figure 1. Principal elevation.*



*Figure 2. Similar porch extension(s) along Emsworth Drive.*



*Figure 3. Rear of property.*



*Figure 4. Rear garden.*

### **Description of area**

Emsworth Drive is a residential street situated within the Brooklands ward of Manchester, close to Baguley Brook, Beech Fields and Brooklands Allotments. The area is primarily residential in terms of its character, consisting of detached and semi-detached residential properties and benefits from its proximity to outdoor amenity / green spaces.

### **Description of development**

The applicant is seeking permission for the erection of a single storey front extension and single storey rear extension to form additional living accommodation.

### **Planning History**

No previous planning history.

### **Consultations & Notification Responses**

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

## **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)

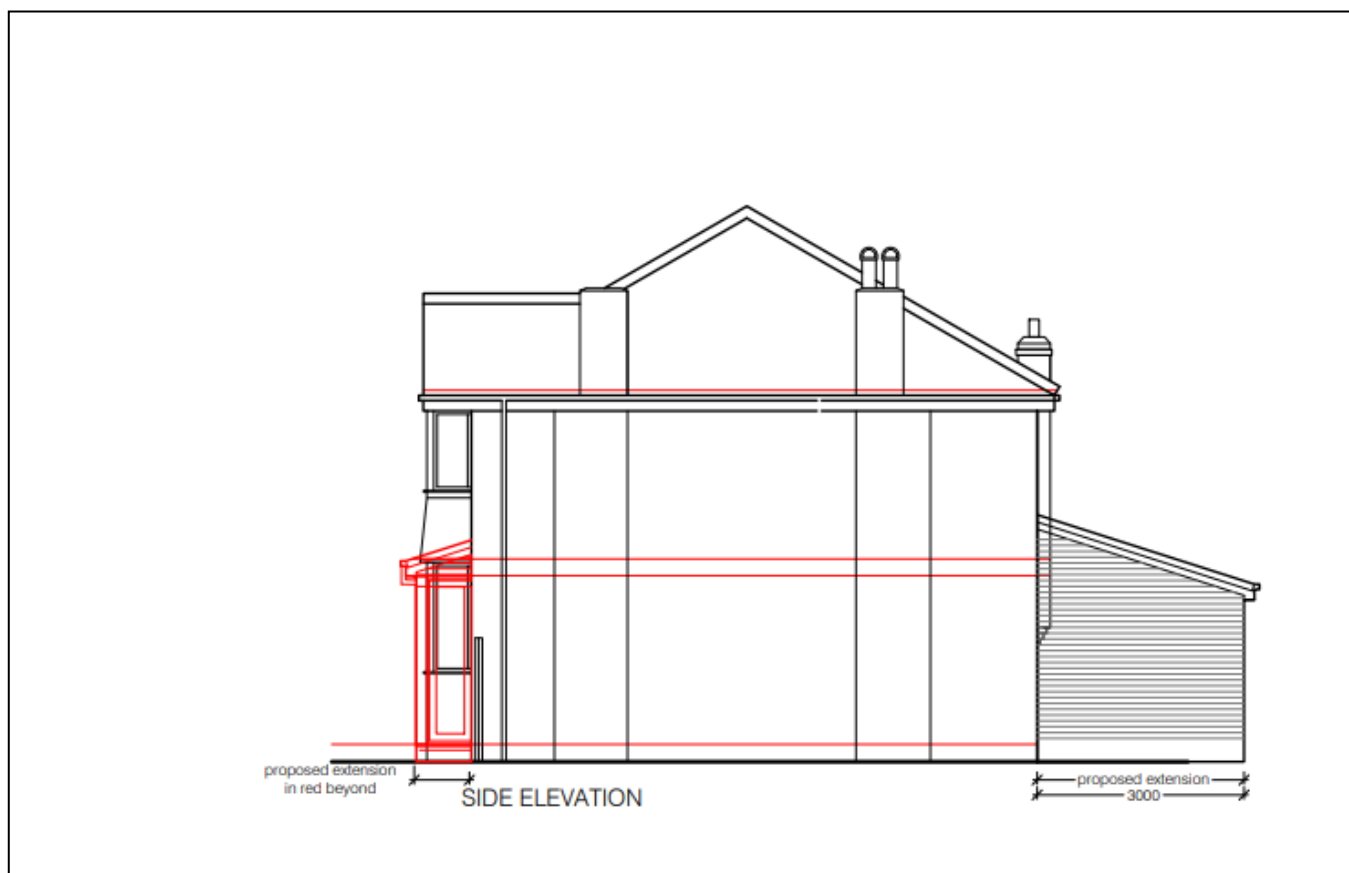
- Chapter 12 – Achieving Well-Designed Places

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 single storey front extension and a single storey rear extension in order to provide additional living space for a family dwellinghouse is acceptable, 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 single storey front extension would create a new entrance at the property as well as enlarging the current internal garage space to allow its conversion into a utility room, half-bathroom, and storage room. It would project 0.8m from the current principal elevation, with a width of 5.308m, mono pitch roof height of 3.223m, and an eaves height of 2.706m. A gap of 1.181m would be maintained to the boundary shared with No.9 Emsworth Drive and a gap of 5.755m would be maintained to the boundary shared with No.9 Penryn Avenue.

The single storey rear extension would be sited along the property's north-eastern elevation, spanning its full width. It would project 3m rearwards from the host dwellinghouse, with a width of 9.296m, mono pitch roof height of 3.59m, and an eaves height of 2.379m. A gap of 1.081m would be maintained to the boundary shared with No.9 Emsworth Drive and a gap of 1.665m would be maintained to the boundary shared with No.9 Penryn Avenue.

Both extensions are considered to have dimensions which are subservient to the host dwellinghouse. Moreover, the rear extension's 3m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable due to its accordance with Council policy. The siting, scale, and massing of the proposal is therefore considered acceptable as the proposed developments would not result in 'excessively large or bulky' additions to the property, thus according with policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

**Appearance and visual amenity** – the developments would be built of brickwork and red roof tiles to match the existing with smooth red facing brick to their front and side walls and multi-facing brick to their rear walls.

The front extension would feature one up-and-over garage style door along its principal elevation in addition to a white uPVC door-set. Its north-western side elevation would be blank and featureless, whilst its south-eastern side elevation would feature glass panelling, forming part of the development's uPVC door-set.

The rear extension would feature blank side elevations in addition to two white aluminium framed bi-folding doors along its rear elevation and six flat skylights along its mono pitch roof.

The proposed developments are relatively standard in terms of their scale and design for residential extensions in this locality and, though the front extension would be visible from the street, it would present a similar appearance to the front extensions present at No.12, No.9, No.7, No.5, and No.4 and, as such, should not feature prominently. The rear extension would utilise matching materials and, due to its siting at the back of the property, would not be visible within the public realm. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposal therefore accords with Core Strategy policies DM1 and EN1 as its impact upon visual amenity is considered to be minor.

**Residential amenity** – given the front extension's minimal frontward projection (0.8m) in addition to its maximum roof height of 3.223m and siting away from the property's shared boundaries, it is believed that the development should not cause issues associated with overshadowing or loss of light, nor would it introduce an overbearing presence into the area. Moreover, its blank north-western side elevation and 5.755m gap to the boundary shared with No.9 Penryn Avenue, should ensure that the privacy of neighbouring occupants is not compromised.

Similarly, given the rear extension's relatively minor projection in addition to its maximum height of 3.59m and siting away from the property's shared boundaries, it is believed that the development should not cause issues associated with overshadowing or loss of light, nor would it introduce an overbearing presence into the area. Its blank side elevation should also ensure that the privacy of neighbouring residents is not infringed upon.

The proposal is therefore acceptable in regard to its minimal effect upon residential amenity, thereby according with Core Strategy policies SP1 and DM1.

**Waste storage** – the current bin storage arrangements would be unaffected by this proposal.

**Parking** – implementation of the proposal would result in the loss of the internal garage / parking space. However, it is understood that sufficient space would be retained on the property's front driveway to allow for the parking of at least one vehicle. The proposal is therefore acceptable in this regard.

**Conclusion** – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, appearance and impact upon 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 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**

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

### **Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

1) The development must be begun not later than the expiration of three years beginning with the date of 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 labelled:

- 'Proposed floor plan and elevations', numbered '23 385 PL200 P1', stamped as received by the City Council as Local Planning Authority on the 17th May 2023.

-'Side elevation as proposed to Penryn Ave', numbered '23 385 PL201', stamped as received by the City Council as Local Planning Authority on the 25th May 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 extensions hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork and roof tiles to match the existing.

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.

## **Appendix 1 – List of consultees & neighbours notified**

12 Emsworth Drive, Manchester, M33 3PR  
10 Emsworth Drive, Manchester, M33 3PR  
9 Penryn Avenue, Manchester, M33 3PG  
13 Penryn Avenue, Manchester, M33 3PG  
9 Emsworth Drive, Manchester, M33 3PR  
7 Penryn Avenue, Manchester, M33 3PG  
11 Penryn Avenue, Manchester, M33 3PG

## **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