

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136720/FH/2023

Date registered valid: 11 April 2023

Proposal: Erection of a single storey rear extension to form additional living accommodation

Address: 6 Moor Park Road, Manchester, M20 5PF

Ward(s): Didsbury East Ward

Applicant: Miss Farah Khan

Agent (if any): Mr Barry Cullen

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

Recommendation: Approve

Date of recommendation: 13/06/2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10/05/2023

Standard consultations:

MCC Flood Risk Management: Printed: 25 April 2023 Expired: 16 May 2023

Neighbour notifications

Printed: 25 April 2023 Expired: 16 May 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 is in relation to a dwellinghouse on Moor Park Road. The property has hardstanding to the front for vehicle parking and landscaping to the rear. The property features an existing first-floor side extension and two storey rear extension



Figure 1. Rear Elevation

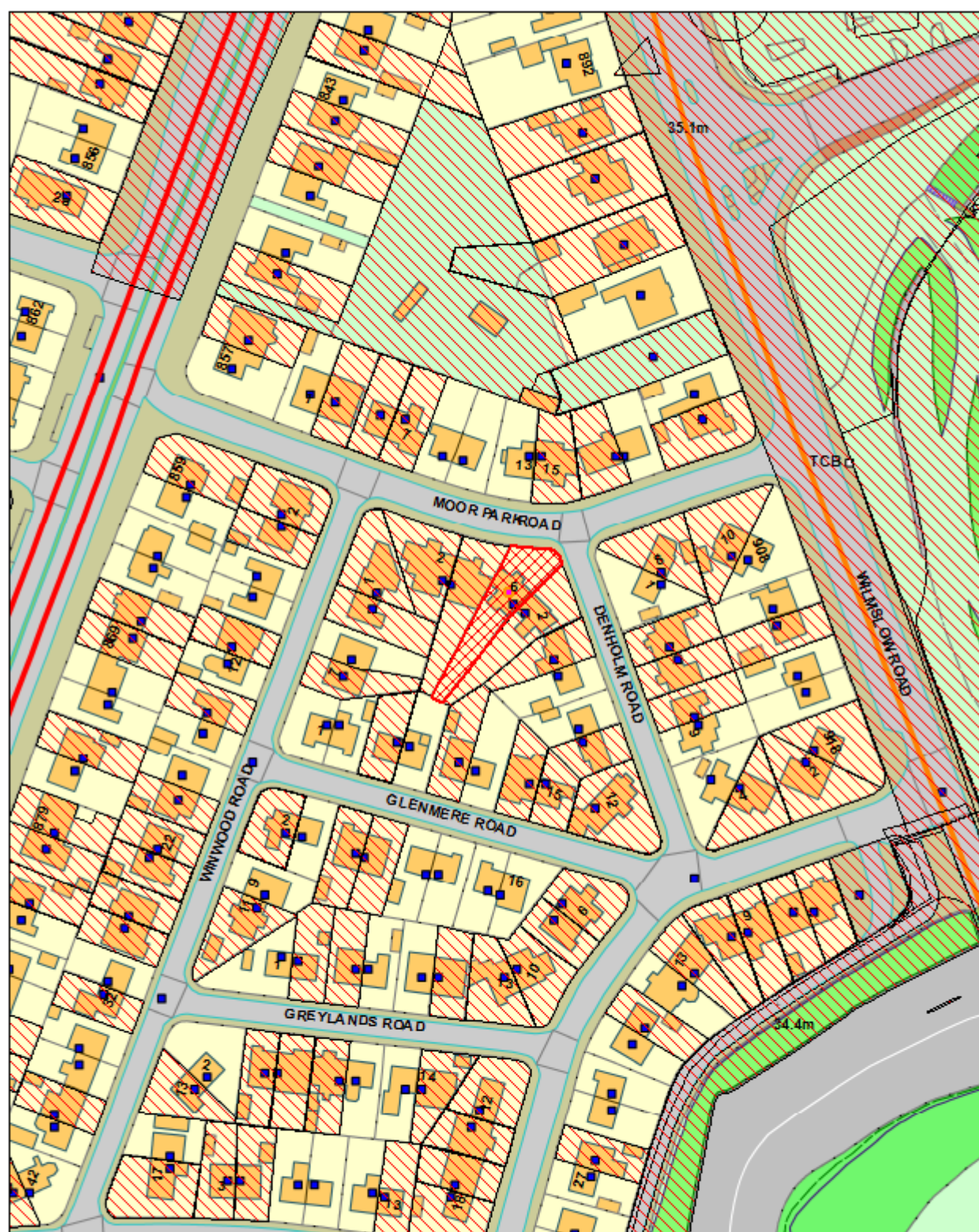
Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is in a residential area of Didsbury East Ward.



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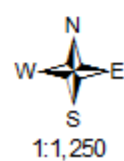


Figure 2. Location map

Description of development

Erection of a single storey rear extension to form additional living accommodation.

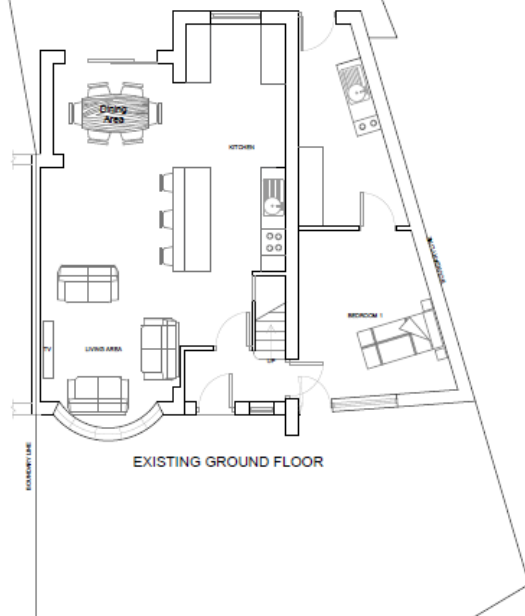


Figure 3. Existing Floor Plan

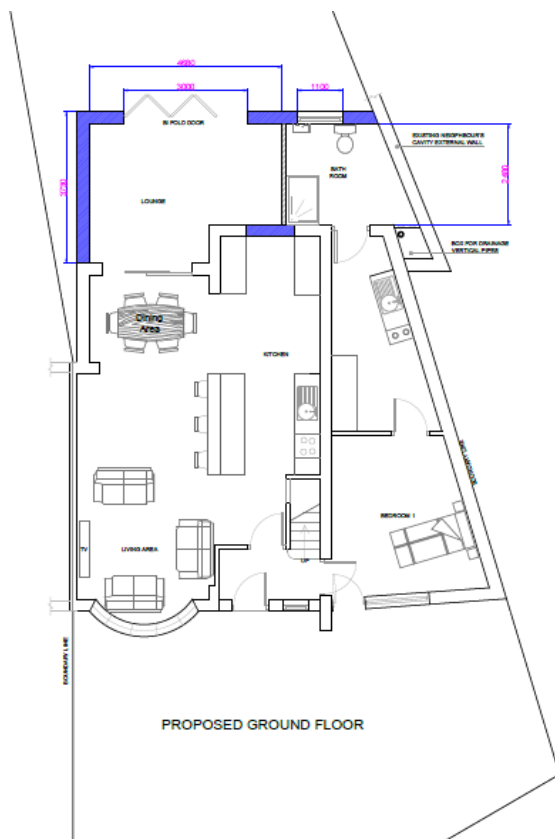


Figure 4. Proposed Floor Plan



EXISTING REAR ELEVATION

Figure 5. Existing Rear Elevation



PROPOSED REAR ELEVATION

Figure 6. Proposed Rear Elevation

Planning History

Previous planning applications relating to this site as follows:

135010/FH/2022

Erection of a first-floor side extension and two storey rear extension to provide additional living accommodation

Decision: Approved Nov 2022.

129405/FH/2021

Erection of a 1st floor side extension, a single storey rear extension and erection of front porch.

Decision: Approved May 2021

035255

Single storey extension rear of dwellinghouse to form a lounge

Decision: Approved Feb 1990

Consultations & Notification Responses

Residents

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

1no. Objection was received from a neighbour with a concern about overdevelopment.

This comment has been taken into consideration and balanced with the development management policy as below.

MCC Flood Risk Management

The proposal sits within a Flood Risk Zone 2. The applicant provided a Flood Risk Assessment for MCC Flood Risk Management as LLFA.

MCC Flood Risk Management replied on the 12/06/2023

"The LLFA approve. We recommend the following Informative is included within the Decision Notice.

As per the FRA, the proposed extension is within Flood Zone 2, floor levels should be set no lower than existing floor levels of the existing property.

The site is within Flood Zone 2. The applicant is encouraged to consider signing up for Environment Agency Flood Warnings - <https://www.gov.uk/sign-up-for-flood-warnings>

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface

water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.”

The informatives have been added to the decision.

Policies & Principle

Relevant Policy

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.
 - Policy DM 1 - Development Management
 - Policy SP1 - Spatial Principles
 - Policy EN1 - Design Principles
- Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Policy DC1 for Residential Extensions is still considered of relevance.
- The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) relate specifically to residential extensions and set out several 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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 extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Manchester Core Strategy Policy DM1 – Development Management

This policy outlines the specific issues all development in Manchester should have regard to. All new developments should follow the 'Development Principles' and accord with the design guidance.

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

The applicant is seeking to extend the property by erecting a single storey rear extension to form additional living accommodation.

The property features an existing first-floor side extension and two storey rear extension to provide additional living accommodation (129405/FH/2021 & 135010/FH/2022)

The applicant is proposing adding a further single storey extension to the rear of the existing extensions.

This proposal would project from the existing dwellinghouse by 3730mm and 2480mm from the existing two storey extension.

The proposed extension would feature a flat roof matching to the existing single storey flat roof.

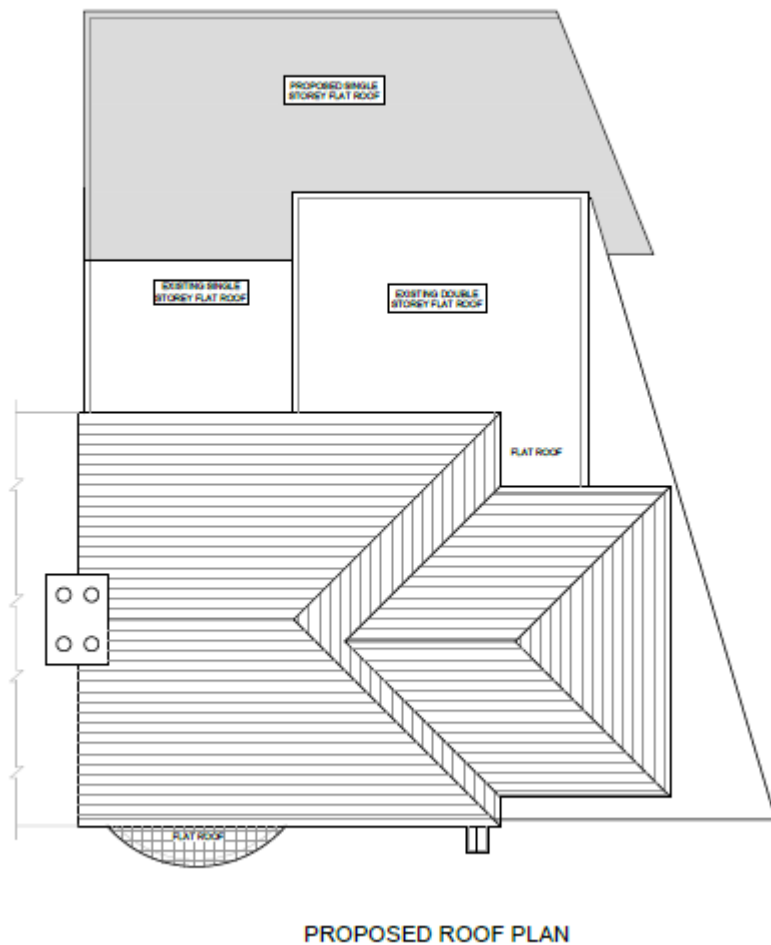


Figure 7. Proposed Roof Plan

The proposal uses brick and tiles 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, 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 proposal includes large, glazed doors on the rear elevation facing into the rear gardens of several properties on Winwood Road and Glenmere Rd. 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 noted that that large glazing already exists on the current property which currently presents no known issues.

The extension would not be visible from the public highway and therefore would not feature within the street scene.

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 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.

As discussed above the proposal has minimal effect on privacy given the existing boundary treatment together with the gap to the shared boundary.

The adjoining property, No. 4 Moor Park Road already extends further than the existing dwelling and this ground floor extension would bring it in line.

The loss of light and privacy to No.2 Moor Park Road would be minimal given the existing boundary treatment (fencing and dense trees).

The proposal has negligible effect on local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance with this development management principle.

The proposal has no effect on road safety and traffic generation and 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 has no effect on the existing refuse storage and collection at the property and is therefore 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

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.

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

Flood risk and drainage.

The site sits within a flood risk area (Flood Zone 2).

The applicant provided a flood risk assessment noting the applicant is aware of the flood risk and is willing to comply with all guidance moving forward and sign up for EA notifications and registration.

The Manchester City Council Flood Risk Management team were consulted.

“The LLFA approve. We recommend the following Informative is included within the Decision Notice.

As per the FRA, the proposed extension is within Flood Zone 2, floor levels should be set no lower than existing floor levels of the existing property.

The site is within Flood Zone 2. The applicant is encouraged to consider signing up for Environment Agency Flood Warnings - <https://www.gov.uk/sign-up-for-flood-warnings>

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.”

The informative have been added to the decision

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 Unitary Development Plan (UDP) Saved Policy DC1 – Residential Extensions

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

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

The proposal is considered within accordance with this policy.

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 too and considered at all stages of the proposal.

NPPF design principles have been considered within Core Strategy Policy DM1.

Overall

The proposal is considered 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, 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 saved UDP policy DC1 and 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: Approval

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 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. *SITE PLAN* as received 11/04/23
 - b. *THE LOCATION PLAN* as received 11/04/23
 - c. *ELEVATIONS AND FLOOR PLANS (Existing)* as received 11/04/23
 - d. *PROPOSALS UPDATED*, REFERENCE NO: 1244 PLANNING REV 4 as received 15/06/2023
 - e. FLOOD RISK ASSESSMENT 6 MOOR PARK RD DIDSBURY and associated documents as received 09/06/23

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. The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informative(s)

1. As per the FRA, the proposed extension is within Flood Zone 2, floor levels should be set no lower than existing floor levels of the existing property.
2. The site is within Flood Zone 2. The applicant is encouraged to consider signing up for Environment Agency Flood Warnings - <https://www.gov.uk/sign-up-for-flood-warnings>
3. The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

9 Glenmere Road, Manchester, M20 5PH

7 Glenmere Road, Manchester, M20 5PH

2 Denholm Road, Manchester, M20 5PP

4 Moor Park Road, Manchester, M20 5PF

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA