

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136895/FH/2023

Date registered valid: 5 May 2023

Proposal: Erection of a single storey side extension, extension to basement and formation of new stairwell to rear in association with enlargement of habitable space, and relocation of rear/side entrance gate.

Address: 100 Sandy Lane, Manchester, M21 8TZ

Ward(s): Chorlton Park Ward

Applicant: Mr & Mrs Trotter

Agent (if any): Mr Mark Dempsey Bentley Planning & Project Management

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 June 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 June 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 May 2023 Expired: 6 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: No

Tree Preservation Order: No

Description of area

The application site is an end-terraced property, with a bay windows to the ground and first floors, a cottage garden to the front and rear, with the original boundary walls with. The character and appearance of the properties creates an attractive street scene.

There are a number of local parks and schools within walking distance, together with the shops and businesses on Beech Road and in Chorlton District Centre, which containing a variety of retail services and amenities and a short distance to both the tram stop in Chorlton village.

Description of development

Planning permission is sought for the erection of a single storey side extension, extension to basement and formation of new stairwell to rear in association with enlargement of habitable space, and relocation of rear/side entrance gate.

The orientation of the property is in a southerly direction to the rear.

There is no planning history at the site.

Consultations & Notification Responses

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received

Issues

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.
- Policy DC1 for Residential Extensions is still considered of relevance.
- 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
- 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 - The proposal is for the erection of a single storey rear extension, with steps which is considered acceptable.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Siting - The proposal is for a single storey rear extension, together with steps to the rear. The proposals have been sited in a logical position that would infill with the same projection as the existing outrigger.

The proposal accords with UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

Design and Appearance - The outrigger would be opened up into the existing residential accommodation. The design of the extension to the rear of the property would complement the dwelling house. It is considered that the proposed materials would complement the character of the original dwelling house and the neighbouring properties.

It is therefore considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Scale and massing - The proposal would extend off the existing rear elevation and finish in line with the existing outrigger, running along the boundary with the adjoining neighbouring property at number 136 Sandy Lane.

The extension would have a depth of 3.70 metre and a width of 2 metres. The extension would have a lean-to roof, with a height to the eaves of 3.5 metres and a maximum height of 4.3 metres, fitted with two roof lights.

During the extension, it is proposed to fit a patio door across the rear elevation of the extension and existing outrigger.

Due to the differing ground levels, it is proposed to install a stepped access at a height of 0.50 metre. It is considered that the stepped access would not impact on the visual amenity of the adjoining neighbouring properties than the current situation.

For all of the above reasons, the proposal accords with UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

Refuse bin storage - The storage of refuse bins are not affected by this proposal, as there is access via the gated alleyway to the rear of the property.

Parking - Parking is not affected by the proposed extension, as there is parking on-street only for the majority of residents on Sandy Lane.

Residential Amenity - The extension, by reason of the southerly orientation within the rear garden of the property, should not give rise to undue overshadowing, overlooking or loss of privacy to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy.

The extension is marginally longer than that normally accepted in saved UDP (DC1.3a) for residential extensions, the brickwork is to match the existing house, it is believed that due to the small scale of the development it should not have an undue impact on the visual appearance of the dwelling.

No concerns were raised by neighbours, and it is considered that the proposal accords with the principles for residential extensions set out in planning policy, and would not give rise to overshadowing, loss of light or overlooking, that the neighbouring occupants currently enjoy.

For all of the above reasons, the proposal accords with UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

Conclusion - The design is what is normally expected of such a structure and is considered acceptable in this location in terms of design, scale and massing and it is not considered that the proposal would create undue loss of amenity to neighbouring occupiers, nor that of the present and future occupiers of the application site.

The proposal would allow the occupiers to adapt their home to meet their needs, without unduly affecting the amenities of the adjoining neighbouring properties. No issues were raised by neighbours, and it is considered that the south facing proposal should not give rise to undue overshadowing, overlooking or loss of light or privacy that the neighbouring occupants currently enjoy.

For all of the above reasons, the proposed extensions are considered to accord with the saved policies of the Development Plan including DC1 for Residential Extensions and policy DM1 Development Management.

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

The application has been determined in a positive and proactive manner. In this instance no issues have arisen during consideration and suitably worded conditions are attached to the permission.

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:

SSRE-100SL-002 Rev A, stamped as received on the 5 May 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 of the extension hereby permitted shall match those of the existing building 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.

Appendix 1 – List of consultees & neighbours notified

102 Sandy Lane, Chorlton, Manchester, M21 8TZ

98 Sandy Lane, Chorlton, Manchester, M21 8TZ

The Lighthouse Childcare Centre, Sandy Lane, Chorlton, Manchester, M21 8TZ

ELIM PENTECOSTAL CHURCH, Sandy Lane, Chorlton, Manchester, M21 8TY

2 Beechwood Avenue, Manchester, M21 8UA

1 Beechwood Avenue, Manchester, M21 8UA

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