

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136831/FH/2023

Date registered valid: 27 April 2023

Proposal: Erection of a single storey side and rear extension and front porch to provide additional living accommodation

Address: 19 Meshaw Close, Manchester, M23 0GT

Ward(s): Brooklands Ward

Applicant: Mr Devaraja Rajan SR Engineering Services Limited

Agent (if any): Devaraja Devaraja Rajan SR Engineering Services Limited

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

Recommendation: Approve

Date of recommendation: 05/06/2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10/05/2023

Standard consultations:

Transport for Greater Manchester: Printed: 5 May 2023 Received: 05 May 2023

Neighbour notifications

Printed: 5 May 2023 Expired: 26 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 relates to semidetached dwelling house on Meshaw Close. The property has hardstanding and landscaping to the front and landscaping to the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



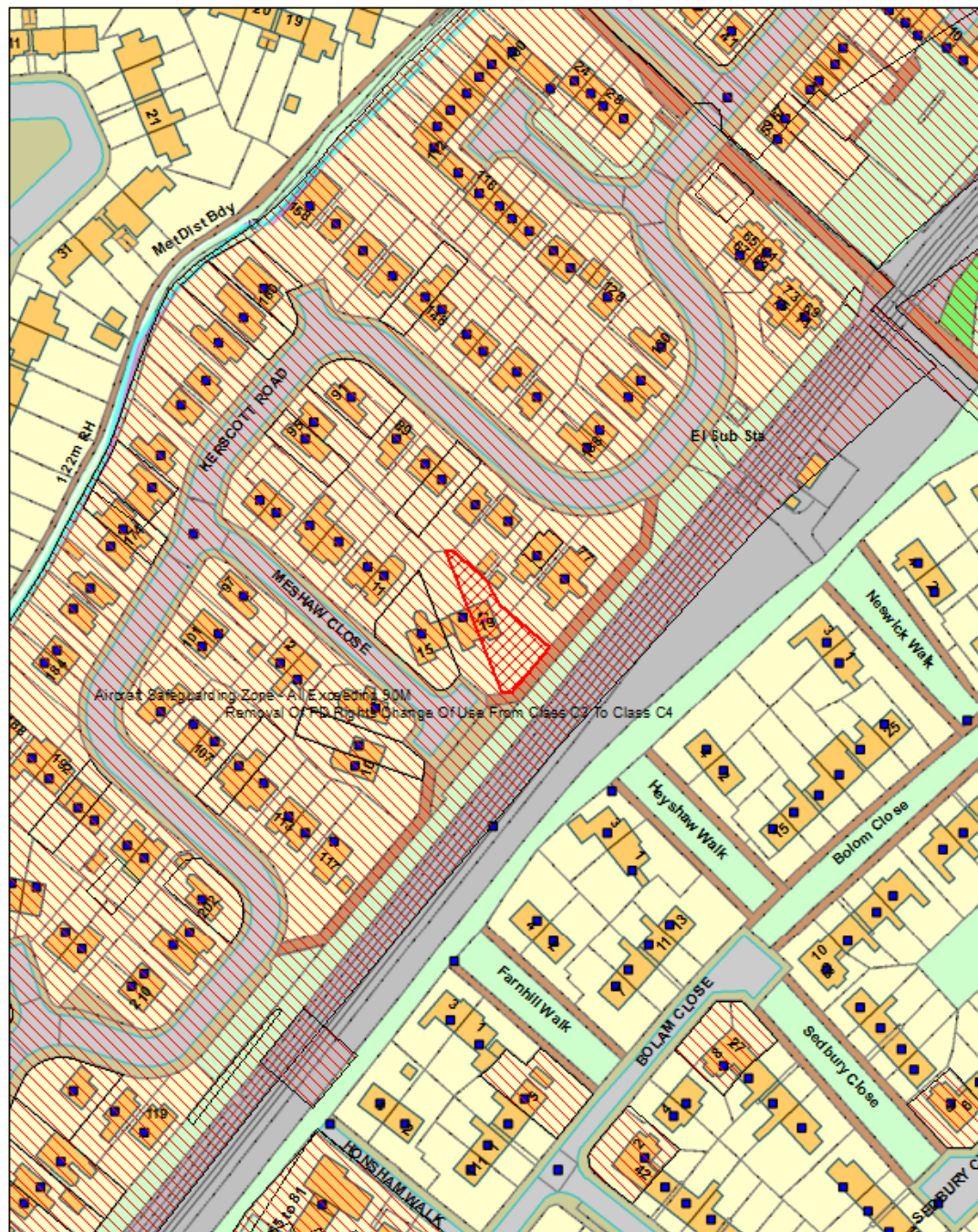
Figure 1. Rear 3/4 View



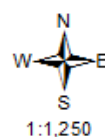
Figure 2. Front 3/4 view

Description of area:

The proposal is related to a site in a residential part of the Brooklands Ward of Manchester. The site is adjacent to the Manchester Airport Metrolink Line.



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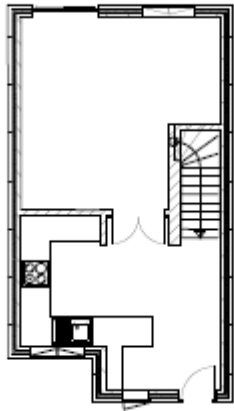


Description of development

Erection of a single storey side and rear extension and front porch to provide additional living accommodation

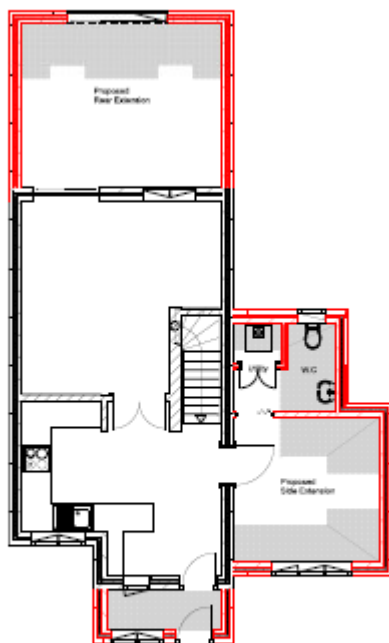
The proposal features 3no. extensions.

- Rear Extension.
 - 1021mmX8250mm.
 - Spans the rear of the existing property.
 - Sloping Tiled roof from the dwellinghouse.
- Side Extension
 - 7200mmX7800mm.
 - 5170mmX4830mm WC and Utility to the rear.
 - Sloping Tiled roof from the dwellinghouse.
- Front Porch
 - 6380mmX2280mm.
 - Spans the front of the existing porch
 - Sloping Tiled roof from the original dwellinghouse.



Existing Ground Floor Layout

Figure 3. Existing Floor Plan



Proposed Ground Floor Layout

Figure 4. Proposed Floor Plan



Figure 5. Existing Elevations

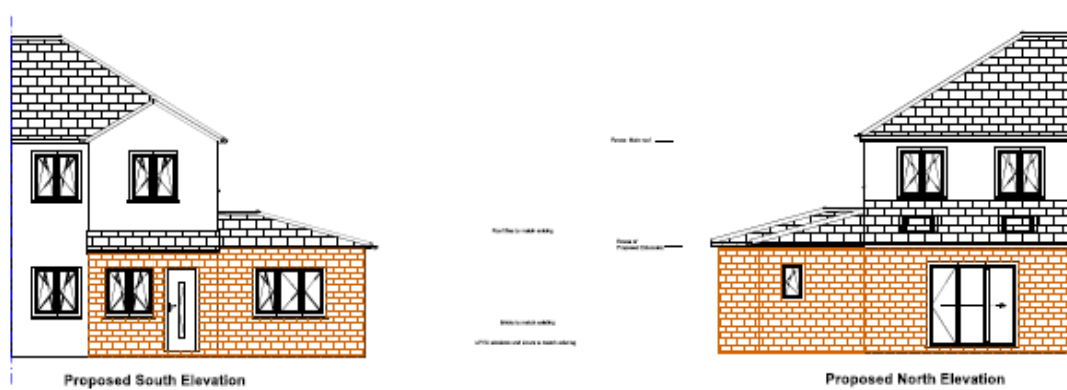


Figure 6. Proposed Elevation

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.

TFGM

As per Appendix 1, Transport for Greater Manchester (TfGM) were consulted on the proposal due to the proximity to the Manchester Airport Metrolink Line.

TfGM replied *“Metrolink have no comments to make with respects to this Application”*

Planning History

054629/FO/SOUTH3/98

Residential development comprising 176 x 2 storey houses and 2/3 storey flats

Decision: Approved 05/02/1999

Policies & Principle

Relevant Policy

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
 - Policy EN1 - Design Principles
 - Policy EN19 - Waste
- 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 side and rear extension and front porch to provide additional living accommodation

The proposal uses brick and tile to match the materials of the existing property.

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 adds 1no. doors to the rear elevation opening to the rear of the property facing into the garden of 81 & 83 Kerscott Road. 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.

The extension is visible from the public highway and adds an additional window to the front of the property, however, the character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

No windows are proposed to the side elevation facing into adjoining properties minimising privacy concerns.

There are 2no. roof lights proposed on the sloping roof of the rear extension and 1no. on the sloping roof of the side extension. These are at an angle that effect on privacy is minimal.

On balance, it is considered that the proposal can be acceptably 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 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.

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, and although external amenity space is reduced the remaining space is considered acceptable 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 adequately balances development with existing green space.

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 utilising the existing drainage on site.

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 'Wider Wythenshawe Character Area'.

Wythenshawe was developed along the principles of the 'garden city' movement. The wider area represents a phased series of predominantly social housing dating from the 1920s to the 1960s, with some later infill developments and industrial zones. There is a predominance of low rise, low density semi-detached houses, short terraces and low-rise blocks of flats and maisonettes, all set within private gardens, incidental open space, public amenity spaces and pockets of semi-natural and woodland areas. The key focal points for activity are the transport corridors, hospital, and District Centres.

- The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape

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: **Approve**

Article 35 Declaration

Positive and proactive working - 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.

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. *Drawing – Site Plan, BLOCK PLAN OF THE SITE numbered 2023-MEC-015 as received 27/04/2023*

- b. Drawing – Location Plan, LOCATION PLAN numbered 2023-MEC-014 as received 27/04/2023.*
- c. Drawing – Existing & Proposed, GROUND FLOOR LAYOUT as numbered 2023-MEC-013 as received 27/04/23*
- d. Drawing – Existing & Proposed, NORTH & SOUTH ELEVATIONS as numbered 2023-MEC-012 as received 27/04/23*
- e. Drawing – Existing & Proposed, EAST & WEST ELEVATIONS as numbered 2023-MEC-011 as received 27/04/23*

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 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester

79 Kerscott Road, Manchester, M23 0GD

77 Kerscott Road, Manchester, M23 0GD

17 Meshaw Close, Manchester, M23 0GT

83 Kerscott Road, Manchester, M23 0GD

81 Kerscott Road, Manchester, M23 0GD

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 (Middle) -

Area Team Boundary - Name: SOUTH AREA