

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137452/FH/2023

Date registered valid: 3 July 2023

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

Address: 25 South Drive, Manchester, M21 8DZ

Ward(s): Chorlton Ward

Applicant: Mr Pete Smart

Agent (if any): Mr Phil Ryan, Cube Design Solutions

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 August 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 July 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 11 July 2023 Expired: 1 August 2023

Site notice: Posted: 21 July 2023 Expired: 11 August 2023

Press advert: Published: 12 July 2023 Expired: 26 July 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of red and cream brick with white render at first floor level along its principal and southern elevation and a red tile hipped roof with gable end detailing to the front and rear. The property features white uPVC windows, including a ground floor bay to the front, a two-storey rear outrigger, a modest front garden, and a detached garage situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.

Description of area

South Drive lies within the Chorltonville Conservation Area; a small garden village constructed in the early 1900s, predominantly characterised by large detached and semi-detached family dwellinghouses of brick and render, built in the Arts & Crafts style. The private roads are tree-lined and arranged around a central grassed roundabout, with Chorlton District Centre to the north, Brookburn Primary School to the west and West Didsbury & Chorlton Football Club to the south.

Description of development

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

Planning History

055186/TCA/SOUTH2/98 - NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN CHORLTONVILLE CONSERVATION AREA Lop top of tree – **APPROVED** (15.10.1998).

135223/TCA/2022 - Works to trees - proposed felling of T34 4m Hawthorn, T279 4m Cherry, T264 8m Cherry and T32 5m Crataegus – **DEEMED APPROVAL / CONSENT** (22.03.2023).

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
- Policy DC18 – Conservation Areas

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 EN3 – Heritage
- Policy EN19 – Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

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

Issues

Principle – the principle of erecting a single storey rear extension in order to provide additional living space for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual and residential amenity, the Chorltonville Conservation Area, waste storage and parking.

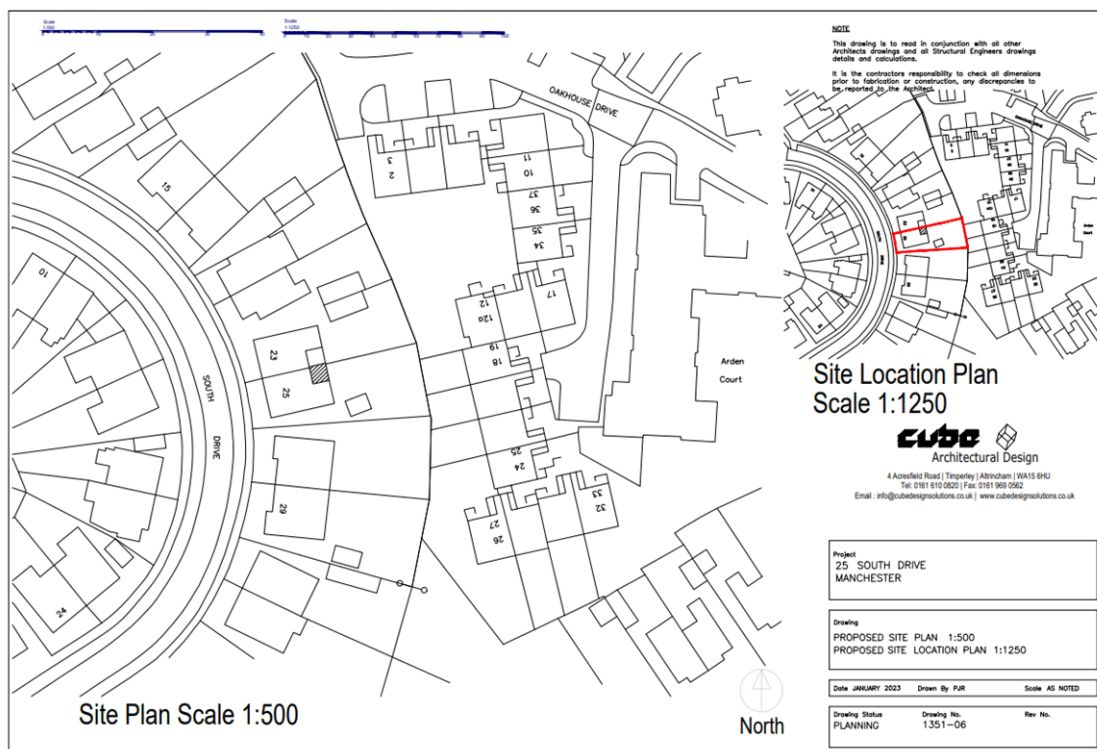


Figure 4. Submitted proposed site plan.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, adjoining the existing two-storey rear outrigger, acting as a small-scale infill to the shared boundary. It would project 3.22m rearwards, with a width of 3.15m, mono pitch roof height of 3.68m and an eaves height of 2.38m. It would be sited along the boundary shared with No.23 South Drive.

The 3.22m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is thus considered acceptable as implementation of the proposal would not result in an ‘excessively large or bulky’ addition to the property.

Appearance and visual amenity – the extension would be built of brickwork and roof tiles to match the existing. Its side elevation, facing No.23 South Drive, would be blank and featureless, whilst its rear elevation would feature a set of outward-opening doors framed by vertical glass panels and its roof would feature bespoke skylight glazing consisting of four flat glass panes.

The proposal is relatively standard in terms of its scale and design for developments of this type and would be in-keeping with the overall precedent of residential extensions in this locality as well as being sympathetic to the original features and materials of the host dwellinghouse. Sited at the rear of the property, it would not be visible within the street scene or public realm and, as such, should have a minimal effect upon the visual amenity of the area. Hence, the overall character of the property and its surrounding area should not be harmed by these works.

Thus, the design and appearance of the proposed development accords with Core Strategy policies DM1 and EN1 and is acceptable as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single storey, with a maximum height of 3.68m, it is believed that the proposal would not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevation should ensure that the privacy of neighbouring occupants is not compromised. In addition, no objections were received in response to this application.

The proposed extension is therefore acceptable in regard to its minimal effect upon residential amenity as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Impact upon the Chorltonville Conservation Area – the overall form and design of the proposed extension is believed to be subservient and sympathetic to the existing character of the Chorltonville Conservation Area as the proposal would be built of in-keeping materials (i.e. brickwork and roof tiles to match the host dwellinghouse). Moreover, its location at the rear of the property would also mean that the proposal would not be visible within the street scene or public realm and, as such, the extension should avoid causing significant harm to the historic character of the area.

Waste storage – the storage of bins would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Other matters – the proposal also includes alterations to the plot’s shared boundary with No.23 South Drive, including replacing a portion of the existing timber fencing with a shared party wall (in association with the proposed extension). This alteration is considered acceptable given that the applicant indicated that they had given the requisite notice to the occupants of No.23 South

Drive, notifying them of the proposed works and no comments or objections were received from local residents in response to the proposal.

Further concerns or issues that may arise in association with the proposed works to the party wall would be regarded as civil legal matters between the parties that should be dealt with under separate legislation (e.g., the Party Wall Act, 1996) and would not represent material considerations of Manchester City Council Planning.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity and effect upon the Albert Park Conservation Area, waste storage and parking as it broadly complies with policies DC1 and DC18 of the UDP, policies DM1, SP1, EN1, EN3 and EN19 of the Core Strategy and chapters 12 and 16 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 Elevations', numbered '1351-04', stamped as received by the City Council as Local Planning Authority on the 3rd July 2023.

- 'Proposed Plan', numbered '1351-03', stamped as received by the City Council as Local Planning Authority on the 3rd July 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 extension hereby submitted 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 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

12A Oakhouse Drive, Manchester, M21 8EN
23 South Drive, Manchester, M21 8DZ
27 South Drive, Manchester, M21 8DZ
21 Oakhouse Drive, Manchester, M21 8EN
20 Oakhouse Drive, Manchester, M21 8EN
19 Oakhouse Drive, Manchester, M21 8EN
18 Oakhouse Drive, Manchester, M21 8EN
12 Oakhouse Drive, Manchester, M21 8EN

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
Conservation Area - Chorltonville Conservation Area 1992
Area Team Boundary - Name: SOUTH AREA