

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 136827/FH/2023

**Date registered valid:** 27 April 2023

**Proposal:** Erection of single storey side and rear extension to form garage and additional living accommodation

**Address:** 15 Redcliffe Drive, Manchester, M4 7BS

**Ward(s):** Ancoats & Beswick Ward

**Applicant:** Mi Zhou

**Agent (if any):** Mr Doug Purnell DP Architectural Services Ltd

**Case officer:** Janet Lawless  
Tel: 0161 234 4535  
Email: [janet.lawless@manchester.gov.uk](mailto:janet.lawless@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 21 June 2023

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** June 2023

### Standard consultations:

No consultations have been printed and sent.

### Neighbour notifications

Printed: 4 May 2023      Expired: 25 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

The application site relates to 15 Redcliffe Drive within the Ancoats and Beswick ward of north Manchester. It is a 3 storey town house style semi-detached dwellinghouse. It is constructed in red brick with dark grey fenestration and grey tiled roof. The boundary treatment to the rear and between properties is of timber construction, with low wall and metal railings on top between brick pillars to the front. There is driveway parking in curtilage which is accessed by visually permeable metal inward opening gates. There is a small garden to the front with a garden to the rear laid to lawn with an area of paved patio.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order: Not applicable**

### Description of area

The area is predominantly residential in nature and sits within the Miles Platting PFI regeneration area, which is collaborative partnership between the City Council and Lovells. The area was previously cleared as part of a Compulsory Purchase Order and the area has now had the benefit of redevelopment of build for sale residential properties together with public realm improvements and a new park. This particular development cell sits to the east of the Rochdale Canal.

### Description of development

The proposal is for the erection of a single storey side and single storey rear extension to provide additional living accommodation in the form of a garage and conservatory, the materials to be used would match those of the existing property. The proposed development would under normal circumstances be Permitted Development, however the PD rights were removed under the full application for this development under ref:

123887/FO/2019- Land Off Woodward Street

Erection of 37 dwellinghouses with a mix of two and three storey semi-detached / terraced properties with associated road access, parking and landscaping. Approved 11 November 2019.

This permission was subject to conditions including the following:

Condition 21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions outbuildings or front boundary treatments shall be erected other than those expressly authorised by this permission.

Reason - To secure a satisfactory development and in the interest of residential and visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

## **Consultations & Notification Responses**

Local residents were informed- no representations have been received.

## **Issues**

### **Policy**

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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 effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1( Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

#### Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

## **Principle of development**

The proposed development is for the erection of a single storey side extension and single storey rear extension. Planning permission is required as the Permitted Development rights were removed as a condition of the application to construct this phase of the development. The garden on this particular plot is of a reasonable size, and subject to there being no detrimental impacts relating to the design, siting and residential and visual amenity, the single storey development is considered acceptable in principle.

## **Residential/ Visual Amenity**

The extensions to the property would be single storey in nature, and the property is at the end of this particular row, with the next property turning the corner. The next property is identified as number 13 Redcliffe Drive and has had previously had the benefit of a free- standing garden room erected. As such the proposed extensions would not be highly visible from the neighbouring property at number 13 Redcliffe Drive. The single storey side extension would run along the side of the host property for 8.7 metres and occupy the width of the gap to the side of 3.12 metres. It would have a mono-pitch roof with the lowest point being as it meets the boundary with number 13 Redcliffe Drive. It would be used as a garage and the materials would be matching the existing property. The extension on the rear would be part brick and part glazing and would be used as a conservatory. It would be set in away from the common boundary with number 17 Redcliffe Drive, would project across the rear of the property by 4.8 metres and project from the rear of the property by 3 metres.

Given the neighbouring development and the set in off the boundary, and the continued use as a single family dwellinghouse it is not considered that the proposal would have a detrimental impact upon the level of residential amenity currently enjoyed by the neighbouring properties.

The extensions have been designed so as to assimilate with the host property, with design details being mirrored on the proposed extensions. The garage door is of a timber construction, and the window detailing replicates that on the original front door of the dwellinghouse. As such it is considered that it is a modest development, works well with the original property and would not be jarring or incongruous when viewed within the context of the property itself or the character of the neighbourhood within which it is located.

## **Design / Siting**

The design has been considered, and blends in well with the existing property. The siting has also been thought through so as to have the least impact upon the neighbouring properties through the positioning and the set in off common boundaries.

## **Car parking**

Off-street car parking would be increased by the provision of the garage as there is an existing parking space on the driveway to the front of the property.

## **Bin storage**

Bin storage would be unaffected by this proposal, as the bins can still be brought through the garage to the kerbside on collection day.

## **Conclusion**

On balance the revised scheme provides the applicant with additional residential accommodation whilst retaining a good amount of usable external amenity space post development, without undue harm relating to residential and visual amenity.

## **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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance there were no additional negotiations required, and the application has been determined in a timely manner.

### **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:

Householder Application Form- received 27th April 2023.

P01 Rev A- Proposed Floor Plans and Elevations received 27th April 2023.

EX02- Proposed Site and Location Plan received 27th April 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 be implemented in accordance with the approved details as set out in the documents and drawings specified in Condition 2 of this approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 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

17 Redcliffe Drive, Manchester, M4 7BS  
19 Redcliffe Drive, Manchester, M4 7BS  
13 Redcliffe Drive, Manchester, M4 7BS  
11 Redcliffe Drive, Manchester, M4 7BS  
9 Redcliffe Drive, Manchester, M4 7BS

#### 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  
Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: NORTH AREA