

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137371/FH/2023
Date registered valid: 22 June 2023
Proposal: Erection of a single storey rear extension to form additional living accommodation
Address: 23 South Drive, Manchester, M21 8DZ
Ward(s): Chorlton Ward

Applicant: Mr Peter Zelin
Agent (if any): Mr Phil Ryan, Cube Design Solutions
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 14th August 2023



Application details

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	11 July 2023	
Standard consultations:	No consultations have been printed and sent.	
Neighbour notifications	Printed: 3 July 2023	Expired: 24 July 2023
Site notice	Posted: 11 July 2023	Expired: 01.08.2023
Press advert	Published: 11 July 2023	Expired: 25 July 2023
Departure from Development Plan:	No	
Environmental Statement:	Not required	

Description of site/building

The site relates to a two storey semi detached property in the Chorlton ward area of Manchester. The property features a two storey rear projection and detached garage located along the shared boundary with no. 21 South Drive. Gardens are to the front and rear.

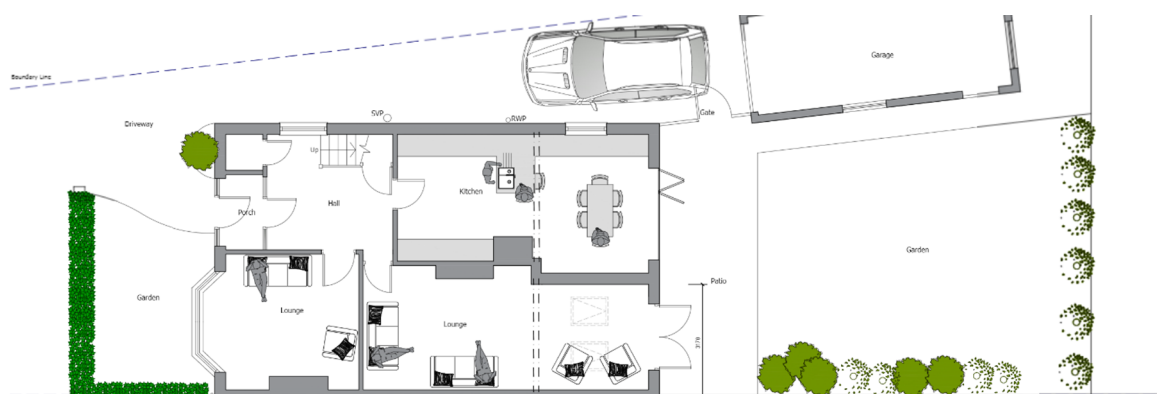
Listed building:	Not applicable
Conservation area:	Chorltonville Conservation Area 1992
Tree Preservation Order:	Not applicable

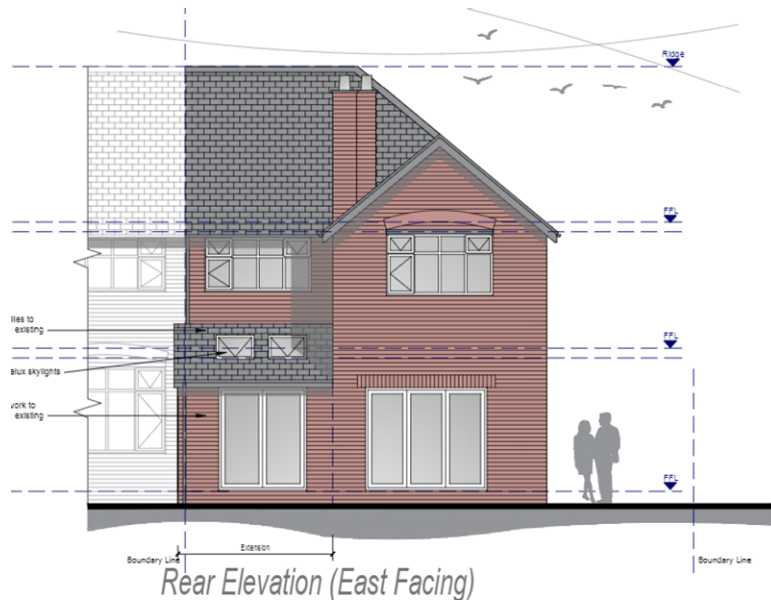
Description of area

South Drive is a residential street situated within the Chorltonville Conservation Area of Manchester in the Chorlton ward. Chorltonville Conservation Area was first designated in 1992 and predominantly consists of mainly semi detached dwelling houses with front and rear gardens some set within generous plots and many which have been extended over the years.

Description of development

The application seeks planning permission for the erection of a single storey rear extension to form additional living accommodation.





Consultations & Notification Responses

Local residents - as per Appendix 1. No comments or representations have been received as a result of this proposal.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o DC18 for Conservation Areas
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 3 Heritage
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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 a number of 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 provided that 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.

History

Previous applications relating to the site as follows:

136363/FH/2023 - Recv: 27.02.2023 - Application Withdrawn - 19.04.2023 Erection of a single storey rear extension to form additional living accommodation

135223/TCA/2022 - Recv: 18.10.2022 - Deemed Approval/Consent - 22.03.2023 Works to trees proposed felling of T34 4m Hawthorn, T279 4m Cherry, T264 8m Cherry and T32 5m Crataegus

Residential Amenity

The proposal will see the erection of a single storey rear extension to provide additional living accommodation. The extension would project off the rear wall measuring 3.170m in width across the rear wall up to the existing rear projection with a length of 3.2m along the boundary with the adjoining semi detached property no. 25 South Drive. The roof would be sloping with the inclusion of two roof lights. The City Council considers that the extension is acceptable, particularly its limited projection.

The proposal would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the area is retained although houses in the immediate vicinity are themselves altered and extended; 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 and would not provide a domineering and harmful outlook on the occupiers of the adjoining properties. Therefore, it is felt 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.

Overall, it is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

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 Brick and tile as specified in the application form.

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring properties at either side and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Impact on the Chorltonville Conservation Area

The proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme.

The proposal would be located in a suitable position and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Waste management

The storage of bins are not affected by this proposal as adequate space is still retained to the rear. Therefore the bins would be screened from within the street scene which accords with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

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 policies DC1 and DC18 and policies SP1, EN3 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:

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.

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:

Received on 22nd June 2023 numbered 03 Proposed Ground Floor Plan

Received on 22nd June 2023 numbered 04 Proposed Elevations

Received on 22nd June 2023 numbered 06 Proposed Site Plan

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 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.

Appendix 1 – List of consultees & neighbours notified

11 Oakhouse Drive, Manchester, M21 8EN
9 Oakhouse Drive, Manchester, M21 8EN
8 Oakhouse Drive, Manchester, M21 8EN
7 Oakhouse Drive, Manchester, M21 8EN
6 Oakhouse Drive, Manchester, M21 8EN
5 Oakhouse Drive, Manchester, M21 8EN
4 Oakhouse Drive, Manchester, M21 8EN
37 Oakhouse Drive, Manchester, M21 8EN
36 Oakhouse Drive, Manchester, M21 8EN
35 Oakhouse Drive, Manchester, M21 8EN
34 Oakhouse Drive, Manchester, M21 8EN
10 Oakhouse Drive, Manchester, M21 8EN
12A Oakhouse Drive, Manchester, M21 8EN
25 South Drive, Manchester, M21 8DZ
21 South Drive, Manchester, M21 8DZ
16 South Drive, Manchester, M21 8DY
14 South Drive, Manchester, M21 8DY
2 Oakhouse Drive, Manchester, M21 8EN
19 Oakhouse Drive, Manchester, M21 8EN
18 Oakhouse Drive, Manchester, M21 8EN
17 Oakhouse Drive, Manchester, M21 8EN
16 Oakhouse Drive, Manchester, M21 8EN
15 Oakhouse Drive, Manchester, M21 8EN
14 Oakhouse Drive, Manchester, M21 8EN
12 Oakhouse Drive, Manchester, M21 8EN
3 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