MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	136795/FH/2023
Date registered valid:	21 April 2023
Proposal:	Erection of a single storey rear extension together with elevational alterations
Address:	27 Mayville Drive, Manchester, M20 3RB
Ward(s):	Didsbury West Ward
Applicant:	Mrt Jordan Oldbury
Agent (if any):	Peter Acton Comsultancy 58
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19/05/2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 02/05/2023

Standard consultations:

High Speed Two Limited - Printed: 27 April 2023 Received: 11 May 2023

Neighbour notifications

Printed: 27 April 2023 Expired: 18 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

<u>Description of site/building</u>

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Figure 1. Front elevation of property

Figure 2. Rear elevation of property

Proposal relates to semi-detached property with hardstanding and landscaping to the front and landscaping to the rear.

Description of area

Property is within a mainly residential area of Didsbury West Ward.

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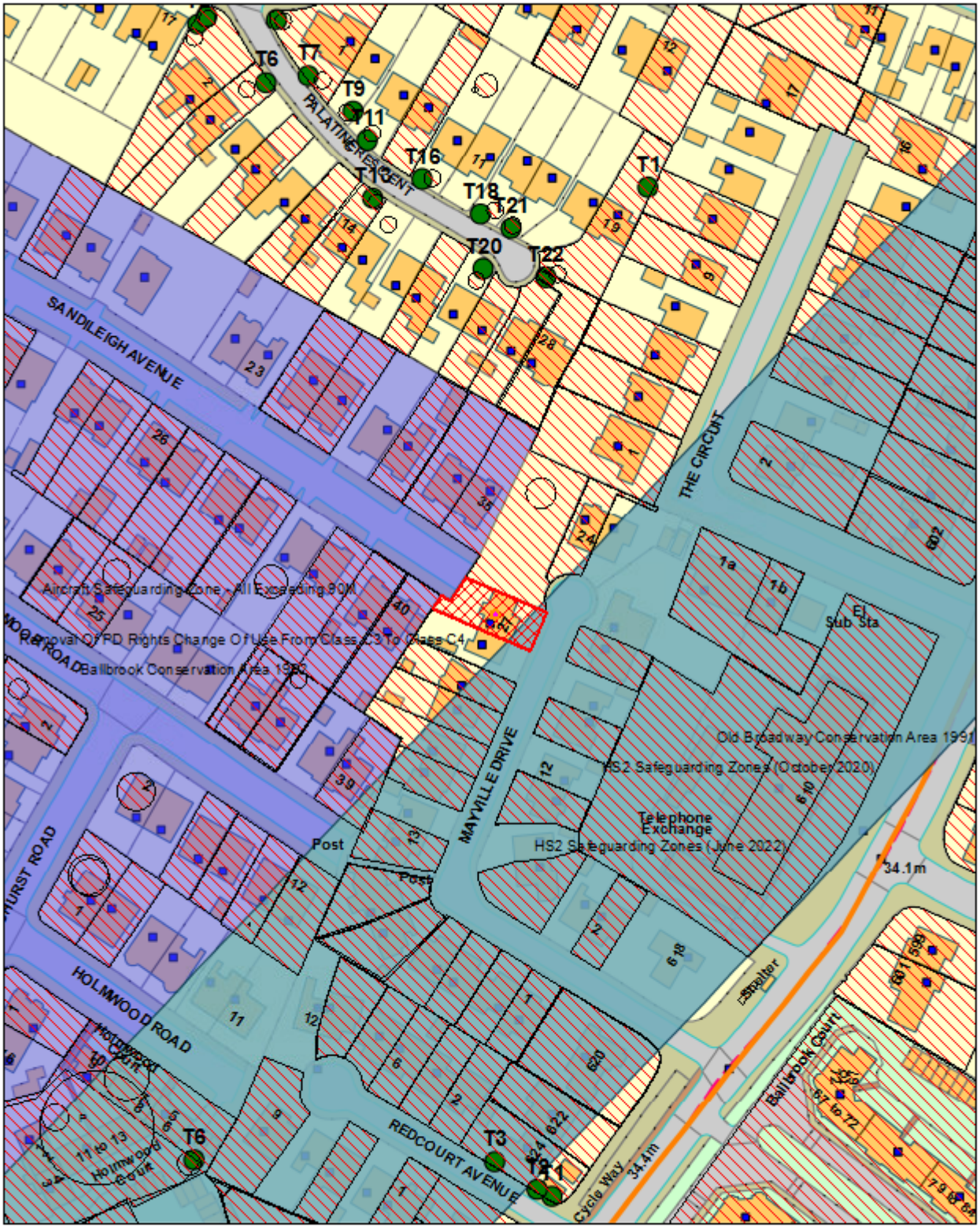

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Figure 3. Map of Location (with HS2 Safeguarding Boundary)

Description of development

Erection of a single storey rear extension together with elevational alterations

Figure 4. Existing Floor Plan.

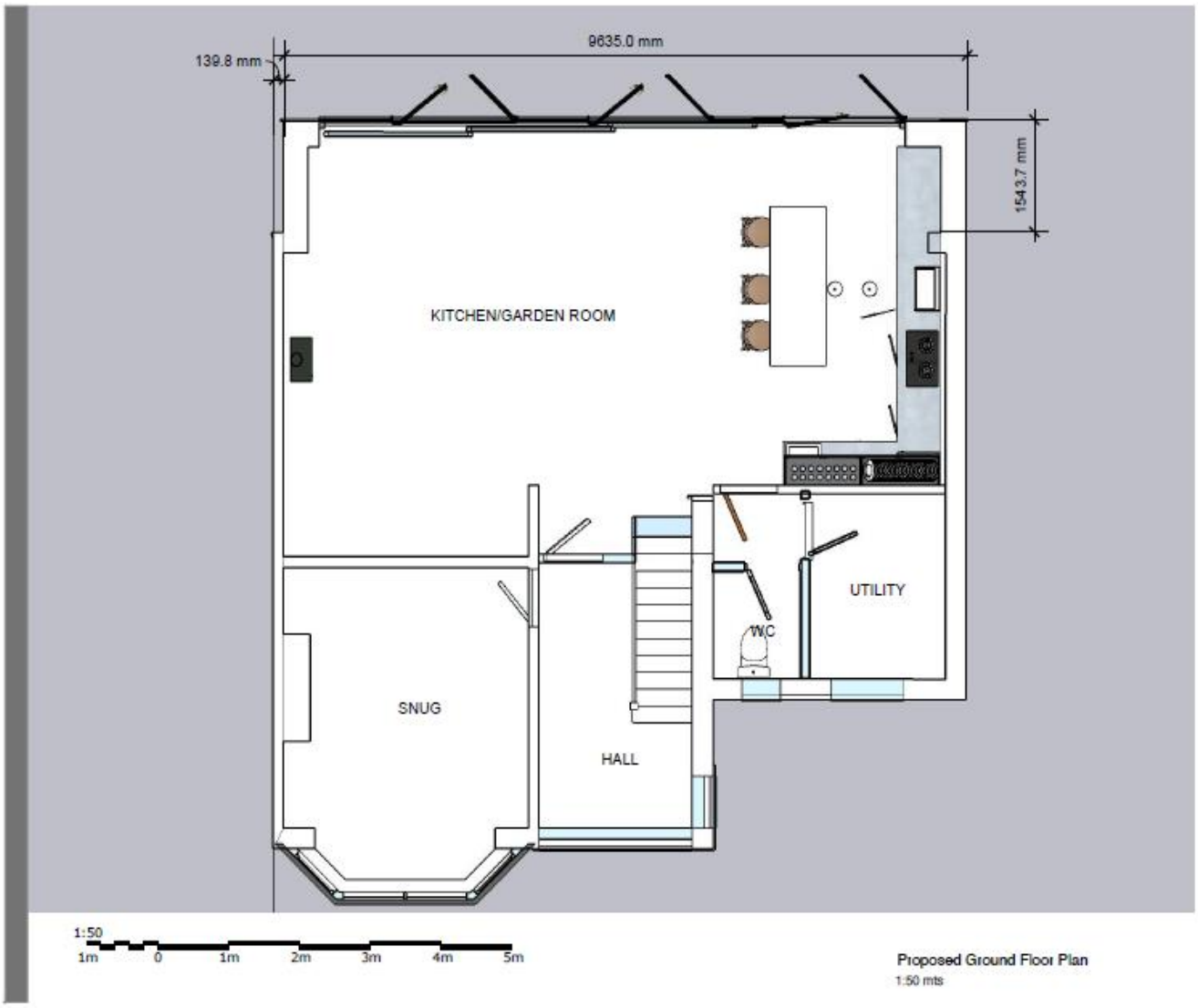

Figure 5. Proposed Floor Plan

Figure 6. Existing Rear Elevation

Figure 7. Proposed Rear Elevation

Consultations & Notification Responses

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

As per Appendix 1, High Speed Two (HS2) Limited were consulted as part of the safeguarding directions for development affecting the route and associated works for the High Speed Two rail project – Phase 2b: the Western leg (Crewe to Manchester). Before a local planning authority may determine any planning permission in respect of any application for planning permission to which these Directions apply it must consult High Speed Two (HS2) Limited.

HS2 Comments received 11/05/2023:

"Whilst we have no objections to this proposal, please be advised the red line location plan boundary falls within close proximity to sub-surface safeguarding for Phase 2b of HS2. Having reviewed the proposal, the development is not directly above the proposed sub surface tunnels and therefore it is unlikely that the foundations required to construct the proposed development will affect HS2 works in that location.

The applicant is advised that the application site falls near land that may be required to construct and/or operate Phase 2b of a high speed rail line from Crewe to Manchester(Western Leg), known as High Speed Two. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill in Parliament. In addition, as the HS2 project is not yet at a detailed design stage the applicant is advised to closely follow ongoing progress of the HS2 programme."

Planning History

F14952

Part single/part two-storey extension at rear and side of house to form kitchen/dining room extension, lounge and laundry room and bedroom over.
Decision: Approved March 1981

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.
    - 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.
- 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

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 single storey rear extension together with elevational alterations.

The property features an existing part single/part two-storey extension at rear and side of house to form kitchen/dining room extension, lounge and laundry room and bedroom over.

This proposal would project from the original dwelling by 1543.7mm. This would bring the entire ground floor of the property in line with the existing extension spanning 9635mm across the rear of the property to form an open plan kitchen/garden room.

The proposed extension would feature a flat roof with inclusion of 1no. large flat rooflight.

The proposal uses facing brick, render and clay commons to match the materials of the existing property (as stated in the application form). Additional materials include a glass-reinforced plastic (GRP) or ethylene propylene diene monomer rubber (EPDM) covering to the new flat roof.

The proposal also includes the addition of an oriel window the front elevation of the property with decorative glass.

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 includes large, glazed doors on the rear elevation facing into Sandileigh Avenue and the Ballbrook Conservation Area. 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. It is also noted that that glazing already exists on the current property which currently presents no known issues.

The proposal replaces the 2no. of the existing PVC glazing to the first floor with floor length glazed doors and Juliet balconies facing into into Sandileigh Avenue and the Ballbrook Conservation Area. Given the existing glazing on the rear of the property the new floor length glazing would have minimal change to the loss of privacy and doesn’t look directly into any property.

The oriel window to the front of the property replaces an existing window and as such would have a negligible effect on privacy.

The rear extension would be partially visible from Sandileigh Avenue however given the existing boundary treatment together with the gap to the shared boundary, the effect on the local street scene would be negligible.

The character of the area has been retained and 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, therefore it is felt that the proposal can be 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 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 whilst having a minimal impact on the amenity of external space 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 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 using 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 ‘Southern Character Area’. The key principles for this area are:

- New development needs to retain the identity and focus of activity associated with the historic District Centres.
- Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location

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 polices 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: Approval

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 – Location Plan* as received 23/03/2023
   b. *Drawing – Existing & Proposed - PLANS AND ELEVATIONS* as received 23/03/2023.

   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 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.

4. The flat roof of the extension(s) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

   Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

18 Mayville Drive, Manchester, M20 3RB
35 Sandileigh Avenue, Manchester, M20 3LN
40 Sandileigh Avenue, Manchester, M20 3LW
25 Mayville Drive, Manchester, M20 3RB
23 Mayville Drive, Manchester, M20 3RB
21 Mayville Drive, Manchester, M20 3RB
20 Mayville Drive, Manchester, M20 3RB
16 Mayville Drive, Manchester, M20 3RB

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 - Ballbrook Conservation Area 1992
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA