

Planning

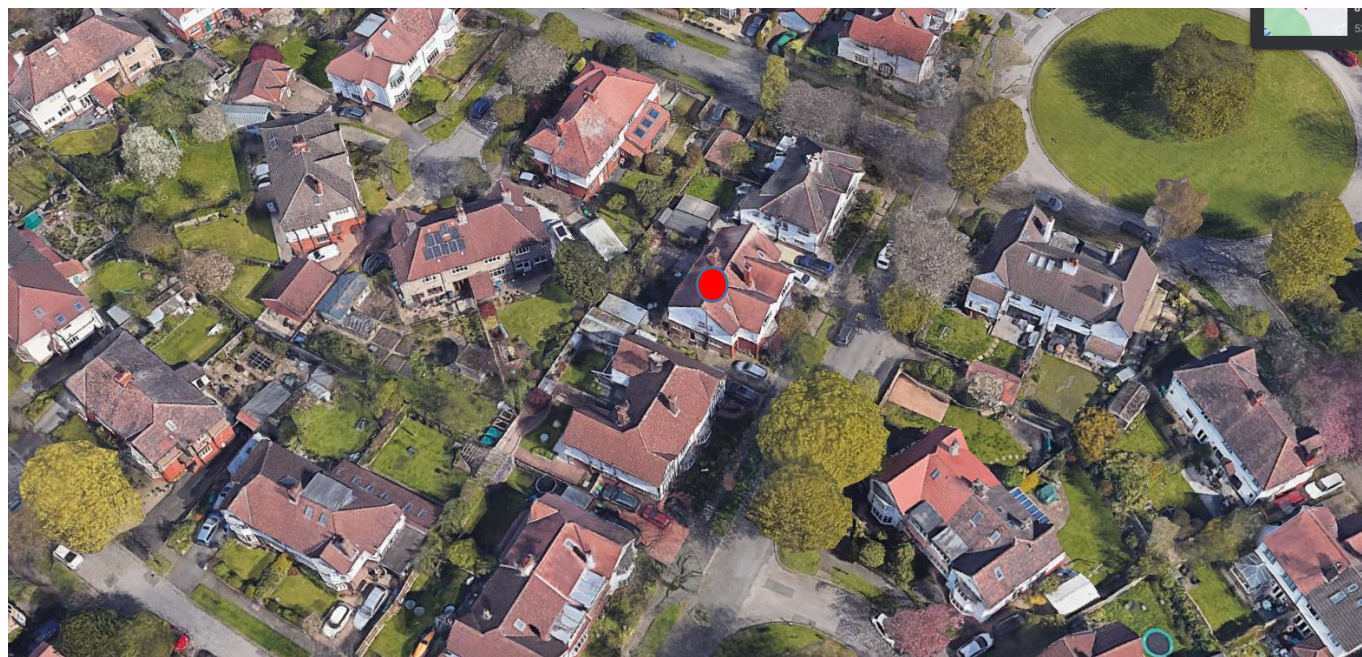
Growth & Development

Delegated officer report for planning application

Application no. 136011/FH/2023
Date registered valid: 27 January 2023
Proposal: Erection of a single storey rear extension following demolition of existing rear outrigger
Address: 8 Meadow Bank, Manchester, M21 8FP
Ward(s): Chorlton Ward

Applicant: Mr & Mrs Smith
Agent (if any): Material Studio Architects
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17th April 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	28 February 2023
Standard consultations:	Printed: 14 February 2023 Expired: 7 March 2023
Neighbour notifications	Printed: 14 February 2023 Expired: 7 March 2023
Site notice	Posted: 28 February 2023 Expired: 21 March 2023
Press advert	Published: 21 February 2023 Expired: 14 March 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 projecting gable front with bay window on the ground floor. Gardens are to the front and rear with off road car parking to the front. Access is taken along the side. A detached garage is sited along the shared boundary with no. 10 Meadow Bank. The property benefits from a single storey rear projection.



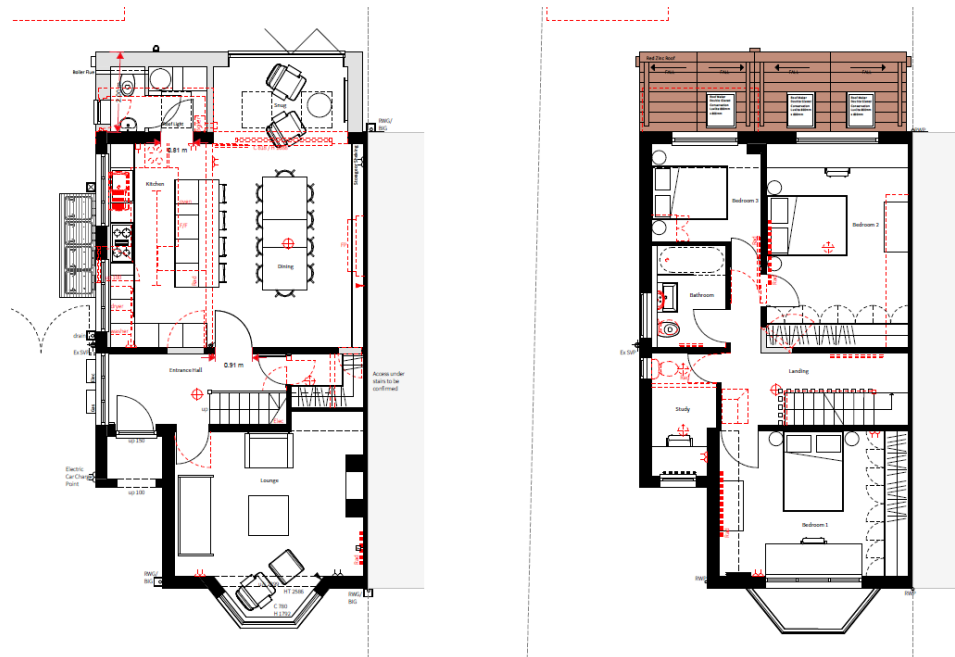
Listed building:	Not applicable
Conservation area:	Chorltonville Conservation Area 1992
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character and falls within the Chorltonville Conservation Area. The style of the houses within this area are arts and craft type with grass verges and tree lined roads.

Description of development

The applicant is seeking planning permission for the erection of single storey rear extension following demolition of an existing rear outrigger.



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 were received.

Environmental Health – considered the application and recommend that the following conditions are attached to any approval.

DEMOLITION/CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

An Informative has been attached

Chorlton Voice - No comments have been received as a result of this proposal.

Trees – No objection

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)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

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 changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

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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 in relation to this site as follows:

135223/TCA/2022- Application Pending Decision - Various Locations Within Chorltonville, Manchester, M21 8EF, Works to trees - proposed felling of T34 4m Hawthorn, T279 4m Cherry, T264 8m Cherry and T32 5m Crataegus

129415/TCA/2021 - No objection - 11.03.2021 8 Meadow Bank, Manchester, M21 8FP Works to trees - proposed pruning works to T1 - Sycamore, G1 - Mixed group of Beech and Silver Birch trees

115536/TCA/2017 - Application Approved - 20.03.2017 8 Meadow Bank, Manchester, M21 8FP, Works to trees - proposed pruning works to trees in rear garden

110992/TCA/2016/S1 - Application Withdrawn - 07.03.2016 8 Meadow Bank, Chorltonville, Manchester, M21 8FP Works to tree - proposed pruning works to trees in rear garden

106946/TCA/2014/S1 - Application Approved - 06.11.2014 South Drive, Chorlton, Manchester Works to trees - proposed various works to trees across the Chorltonville Conservation Area including some removals and replacement planting.

105703/TCA/2014/S1 - Application Approved - 26.06.2014 8 Meadow Bank, Chorlton, Manchester, M21 8FP, Works to trees - proposed removal of a dead Willow and Rowan tree and pruning works to a Cherry tree.

103939/TCA/2013/S1 - Application Approved - 26.11.2013 Trees Within Chorltonville Conservation Area, South Drive, Chorlton, Manchester, , Works to various trees in Chorltonville Conservation Area

076712/TCA/2005/S1 - Application Approved - 13.09.2005
8 Meadow Bank, Chorlton
NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN CHORLTONVILLE CONSERVATION AREA to prune various trees in garden

62082/TCA/SOUTH1/01 - Application Approved - 14.08.2001
6/8, Meadow Bank,, Chorltonville,
NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN CHORLTONVILLE CONSERVATION AREA To top/lop trees

062133/TCA/SOUTH1/01 - Application Approved - 14.08.2001
6-8, Meadow Bank,, Chorltonville,
WORKS TO TREES WITHIN CHORLTONVILLE CONSERVATION AREA, Lopping of Silver Birch and Rowan trees

Residential Amenity

The applicant is seeking planning permission for the erection of single storey rear extension following demolition of an existing rear outrigger.

The property has a single storey rear outrigger which appears to be an original feature.

Following demolition of the single storey rear outrigger, the proposed extension would project 2.0m from the rear wall extending across the wall up to the shared boundary with the adjoining semi detached property no. 6 Meadow Bank and in line with the side wall of the property. The

roof would have a double dual pitch to a height of 3.8m and 4.0m respectively with the inclusion of three roof lights.

The extension given its projection off the rear wall would normally constitute permitted development, however, due to the projection off the side wall of the existing outrigger (although this is to be demolished) the application is therefore considered against policies. It is considered that the introduction of a rear extension would not provide visual harm to the adjacent or surrounding properties in the area especially given that the projection does not exceed 2.0m and is single storey. In addition, there have been no objections to this proposal.

The footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would not be visible from the public highway and would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered 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 therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be matching brick and zinc roof as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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 is considered 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.

Trees

The only tree which offers any visual amenity contribution is the Sycamore and it is a self-set specimen located in an unfortunate position between two outbuildings and therefore has no long-term future.

Disabled access

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal, as there would be continued access to the rear, which accords with policy EN19 of the Core Strategy.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, 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:

Received 18th January 2023 numbered LP2216_3_300 Proposed Side A and Front Elevations
Received 18th January 2023 numbered LP2216_3_301 Proposed Side B and Rear Elevations
Received 18th January 2023 numbered LP2216_3_200 Proposed Ground and First Floor Plans
Received 18th January 2023 numbered LP2216_3_201 Proposed Loft and Roof Plan
Received 18th January 2023 Heritage and Design Statement

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.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Chorlton Voice

6 Meadow Bank, Manchester, M21 8FP
9 The Meade, Manchester, M21 8FA
4 The Willows, Manchester, M21 8FQ
2 The Willows, Manchester, M21 8FQ
3 The Willows, Manchester, M21 8FQ
10 Meadow Bank, Manchester, M21 8FP
74 South Drive, Manchester, M21 8FB

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH AREA