

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136146/FH/2023
Date registered valid: 3 February 2023
Proposal: Erection of a single storey rear extension following removal of existing conservatory
Address: 6 Emsworth Drive, Manchester, M33 3PR
Ward(s): Brooklands Ward

Applicant: Mr Farooq Azam
Agent (if any): Mr Umayr Azam, Northedge Architecture
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03 March 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 20 February 2023 Expired: 13 March 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a front porch canopy, large front driveway, spacious rear garden, existing conservatory and first floor side extension.



Figure 1. Principal elevation of No.6 Emsworth Drive.



Figure 2. Rear view of the property.



Figure 3. Rear garden.

Description of area

Emsworth Drive is a residential street situated within the Brooklands ward of Manchester, close to Baguley Brook and Beech Fields. The area is predominantly residential in character consisting of a mixture of detached and semi-detached properties and benefits from its close proximity to open outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single-storey rear extension following the removal of the existing conservatory.

Planning History

070489/FH/2004/S2 - Erection of first floor side extension together with conversion of existing garage with associated external alterations to form additional living accommodation – **APPROVED** (03.02.2004).

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

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 EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

General Permitted Development Order (GDPO, 2015)

- Schedule 2 – Permitted Development Rights

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 following the removal of an existing conservatory in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal’s siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste and parking.

Siting, scale and massing – the single storey extension would be sited at the rear of the property, facing southwest, replacing the existing conservatory. It would project 4.4m rearwards from the dwellinghouse and would span the full width of the property with a width of 8.906m and flat roof height of 3.121m. A gap of 1.326m would be maintained to the boundary shared with No.8 and a gap of 1.71m would be maintained to the boundary shared with No.4.

The 4.4m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable under the General Permitted Development regulations which allow single storey rear extensions up to 8m (for detached dwellinghouses) through a prior approval process and in the absence of objections as in this case. Thus, having reviewed the dimensions of the proposal and noting its gaps to the shared boundaries, its siting, scale, and massing is considered to be acceptable.

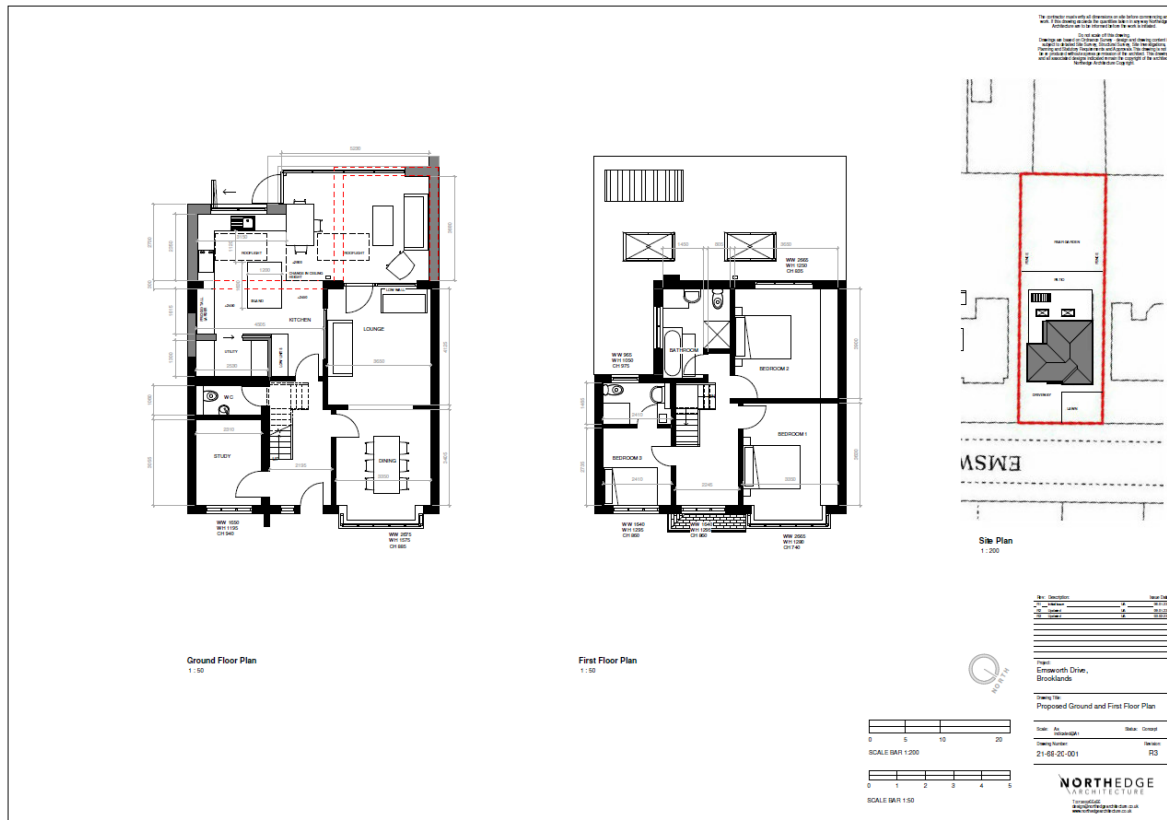


Figure 4. Proposed plans, as submitted by the applicant's agent.

Appearance and visual amenity – the extension would feature a staggered / stepped rear wall with an external shelter / overhang at its southern corner. Its side elevations would both be blank, featuring no windows and consisting of redbrick to match the existing. The staggered / stepped rear wall would be clad in grey timber composite and would feature four long-paned windows, one bi-folding window and a single door. The flat roof would feature two projecting rooflights and a slotted sunlight aperture.

The proposal is considered to be more modern in terms of its design and appearance than other residential extensions existing in this locality and would introduce new materials to the property (i.e., the grey timber composite cladding). However, the proposal would be sited at the rear of the property and, as such, would not be visible within the street scene or public realm. The proposed development should therefore avoid affecting the overall visual amenity of the area and should not cause a significant degree of harm to character of the property and its surroundings.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.



Figure 5. Proposed elevations, as submitted by the applicant's agent.

Residential amenity – given that the proposal would be single-storey and sited away from the shared boundaries of the plot, it is believed that the development would not cause an undue loss of light for neighbouring occupants. Moreover, its blank side elevations should ensure that the privacy of neighbouring residents is unaffected.

The proposed development 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.

Waste – the current bin storage arrangements would be unaffected by this development as adequate space and access to the rear would be retained. The proposal therefore accords with policy EN19 of the Core Strategy.

Parking – the current car parking arrangements and front driveway would be unaffected by this proposal.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste management and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 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 drawings labelled:

- 'Proposed Ground Floor and First Floor plan', numbered '21-68-20-001 R3', stamped as received by the City Council as Local Planning Authority on the 3rd February 2023.

- 'Proposed Elevations', numbered '21-68-20-002 R1', stamped as received by the City Council as Local Planning Authority on the 3rd February 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 permitted shall match those specified on the submitted application form and approved drawings, including brickwork to match existing.

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

15 Woodlands Drive, Manchester, M33 3PQ
9 Woodlands Drive, Manchester, M33 3PQ
4 Emsworth Drive, Manchester, M33 3PR
11 Woodlands Drive, Manchester, M33 3PQ
8 Emsworth Drive, Manchester, M33 3PR

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
Area Team Boundary - Name: SOUTH AREA