

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136356/FO/2023
Date registered valid: 14 March 2023
Proposal: Erection of two storey, detached dwellinghouse (Class C3)
Address: 6 Enfield Drive, Manchester, M11 4HP
Ward(s): Clayton & Openshaw Ward

Applicant: Mr Khodadad Hussani
Agent (if any): Mr Ahmad Turkmani, AT A. Design
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27 April 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 6 April 2023

Standard consultations:

Printed: 28 March 2023 Expired: 18 April 2023

Neighbour notifications

Printed: 28 March 2023 Expired: 18 April 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 a roughly rectangular shaped infill plot situated between 4 and 8 Enfield Drive. The site is located at the head of a small, residential cul-de-sac comprising 8 properties. The site incorporates a narrow frontage which widens towards the rear due to the curvature in the road.



View from Enfield Drive

The site was previously occupied by semi-detached dwellinghouse attached to No.8 which has since been demolished. The site presently comprises rough, level ground fenced off from the road by metal Heras fencing.

The site is bounded by residential properties on all sides.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is principally residential in character and consists mainly of two storey dwellinghouses.

Description of development

Planning permission is sought for the erection of a two storey, detached dwellinghouse (Class C3).

The application follows the withdrawal of an earlier application for a larger, detached dwellinghouse with rear roof dormer and off-road parking - 135842/FO/2022. The current application seeks to overcome the Council's earlier concerns surrounding the size of the dwellinghouse, its relationship with neighbouring properties and the lack of manoeuvrability for an off-road parking space.

The proposed house is situated centrally with the plot to align with neighbouring building lines. Front and rear garden areas are proposed, with designated space provided to the rear for bin and cycle storage.

Due to the constraints of the site and the curvature of the cul-de-sac, no off-road parking is proposed.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Coal Authority - The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

Flood Risk Management – A condition is requested with respect to the submission and approval of a surface water drainage scheme.

United Utilities – It is advised that the development should incorporate a surface water drainage scheme. Foul and surface water should be drained on separate systems.

Environmental Health – Conditions are advised with respect to ground conditions, air quality, construction management and compliance with the submitted waste management strategy.

Highway Services – It is accepted that the development is unlikely to generate any highway safety, traffic or network capacity concerns.

The site is located in an established residential area and is well accessed by sustainable modes with regular bus services running along Clayton Street and North Road. Clayton Hall Metrolink stop is also located within walking distance of the site.

No on-site car parking is proposed which is similar to a number of surrounding residential properties in the vicinity of the site. As such, any vehicular demands associated with the dwelling are anticipated to contribute to the level of vehicles parked on-street.

Given that the site was previously occupied by a residential dwelling and that future occupants would have access to a residents parking permit, Highways consider the proposed parking arrangement acceptable.

Any gating which is accessed from the adopted footway must be ensured to be inwardly opening, in order to prevent obstruction to passing pedestrians or vehicles.

Secured and covered parking for 3no. cycles is proposed within the rear garden area which is considered acceptable.

Refuse will be stored within the rear garden area. In alignment with existing operations within the surrounding area, bins will be presented for collection on Enfield Drive on waste collection days which is considered acceptable.

A Construction Management Plan should be provided by the applicant prior to any construction works beginning.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Policies DM1, SP1, H1, H4, T2, EN4, EN6, EN14, EN14, EN16-19 of the Core Strategy;
- Saved policy DC7.1 and DC26 of the UDP;
- Guide to Development in Manchester (SPD);
- Residential Quality Guidance;
- Greater Manchester Spatial Framework;
- National Planning Policy Framework (NPPF).

Relevant Planning History

084169/FO/2007/N2

Erection of 1 two storey semi-detached house with single storey rear outrigger, adjoining no. 8 Enfield Drive. *Approved 23 January 2008.*

Issues

Principle

With reference to Development Plan policy and national planning guidance, the principle of the development is considered acceptable.

Policy H1 outlines the strategic approach to housing growth in the City. Approximately 60,000 new homes need to be provided in the city between 2009 and 2027. This growth is expected to be accommodated principally within the North, East, City Centre and central areas of Manchester which fall within the Regional Centre and inner areas of Manchester. This is as a

direct response to Manchester's growing economy and population growth the later which is expected to rise significantly over the next 20 years.

New developments in the City will therefore be expected to contribute towards this growth strategy ensuring that development takes place within the right areas to meet demands along with creating high quality places and neighbourhoods of choice.

Policy H1 goes on to state that the Regional Centre is a priority area for residential schemes in order to support regeneration and drive regional growth.

Policy H4 states further that East Manchester will accommodate East Manchester, over the lifetime of the Core Strategy, will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained.

Further policy support is also given within policies SP1 and H1 which seek to encourage development on previously developed land, including the renewal of areas characterised by poor quality housing. The NPPF further advocates a presumption of sustainable development particularly where existing resources can be utilised and shared.

In this case, the site would regenerate a vacant, infill site on brownfield land that has fallen into a state of dereliction.

The proposal has overcome previous concerns surrounding the size of the property, lack of subservience, poor parking arrangement and elevational design, which led to the withdrawal of an earlier application.

The proposed dwellinghouse will make best use of the site to provide a new family sized dwellinghouse, adding to the diversification of housing stock in the area. The site is also appropriately situated within a sustainable location close to local amenities and existing housing stock. On this basis, the principle of the proposed development is considered acceptable.

Specific planning issues are outlined further below.

Residential Amenity – It should be noted that the proposed development seeks to replace a previous, semi-detached property (attached to No.8), with a detached property of a similar footprint. The site therefore has an established residential presence.

In terms of the impact upon existing residential occupiers, whilst that there would be a modest increase in activity at the site, in contrast to the existing vacant condition of the site, the limited amount of prospective occupiers is unlikely to significantly undermine the amenity of existing residents in terms of coming and goings, general activity, noise and disturbance.

In terms of any impact as a result of the physical presence of the proposed houses, including any potential over-dominance, overshadowing or overlooking, it is believed that given the interface distances, relationship with neighbouring properties and proposed window positioning, there is unlikely to be any significant, adverse impact upon living conditions. The arrangement is typical and mirrors the interface distance of other properties along the cul-de-sac.

A Class C3 use restriction controlled by way of an attached condition will prevent any potential over-intensification of use, by preventing the properties from being occupied as HMOs. Further conditions have been included to remove permitted development rights relating to any extensions, roof alterations or new window/door openings.

Impact on the Highway – Due to the limited amount of space to the site frontage and the awkward access that would be afforded because of the curvature in the road frontage, no off road parking provision is proposed.

Occupiers of the proposal house would therefore need to rely on on-street provision, which would reflect other householders along the cul-de-sac.

Highway Services considered that give the limited vehicular movements and parking demand likely to be generated, coupled with the accessible nature of the site with regular bus services running along Clayton Street and North Road and Clayton Hall Metrolink being within walking distance of the site, the lack of parking is acceptable in this instance. On this basis, the impact to the operation of the highway is believed to be satisfactory.

Design, Scale and Appearance - The proposed house is two storeys in scale and reflects the scale and form of the prevailing residential context and the previous building on site.

In terms of layout, the proposal makes efficient use of the land available, to provide a detached dwellinghouse, which respects the amenity of neighbouring occupiers, whilst providing a strong frontage to the road.

It is considered that the layout reflects the pattern of development in the area and the development will assimilate effectively into its immediate context.

In terms of design and appearance, the design of the proposed houses adopts a simple, relatively traditional approach, incorporating a gable roof to mirror the scale and roof profile of the other half of the semi.

The proposed use of materials utilises a simple palette, including facing brick work, UPVC window frames and interlocking concrete tiles to match neighbouring properties. The exact specification will be controlled by way of planning condition, to ensure the materials reflects and respect the colour and texture of neighbouring properties.

Surface Water Drainage - A pre commencement condition has been included to ensure that a surface water drainage is submitted and approved in writing by the City Council prior to the commencement of development.

Waste Management - Space is shown, within the rear garden for the storage of the necessary quantity of bins. The bin storage area is easily accessible along the side of the property to the roadside for collection. This arrangement is considered to be satisfactory and typical of the area. A condition has been included to ensure compliance with the submitted arrangement.

Security – The proposal would remove a derelict site that could possibly attract anti-social behaviour and fly tipping from the area.

It is considered that proposal would enhance natural surveillance to the street and through satisfactory planting and indicative boundary treatment, will allow for adequate levels of defensible space and perimeter security.

Air quality - From an air quality perspective, the proposal is for a single residential unit only. The application site is located close to significant public transport routes. It is therefore envisaged that the location of the proposed development, together with measures forming part of the development, have the potential to limit any adverse impacts to air quality. It is proposed that a

condition is attached requiring a Construction Management Strategy to be submitted, which would include mitigation measures in relation to dust suppression during construction.

Climate Change - As the proposal would result in the addition of a single residential unit within the context of a principally residential environment, the impact upon climate change is considered negligible.

The site is located near to a busy, main arterial route and transport corridor, and is therefore unlikely that there would be any significant or harmful contribution to air quality or climate change as a consequence of vehicular movements or ongoing activity.

Construction Management - To ensure construction is effectively controlled and to prevent any disruption to existing occupiers in the area, or the highway, a condition has been included which requires the submission and approval of a construction management plan which will need to detail working practices, safety measures, dust suppression, the parking of construction vehicles and the removal of waste.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning 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:

Drawings referenced PP152-1/22 and PP153-2/22, received by the City Council as Local Planning Authority on 27 February 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) No above ground development works above ground shall take place, unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) No development shall not commence until a surface water drainage strategy for the site, based on sustainable drainage principles has been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details. Details shall include:

-A drainage layout including all components, levels and connectivity;

-Permeable surfacing shall be maximised. Front driveway surfacing >5m² shall be permeable in line with government requirements:

<https://www.gov.uk/government/publications/permeable-surfacing-of-frontgardens-guidance>;

-If surface water is proposed to connect to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;

-Details shall be provided of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy.

5) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be

submitted to and approved in writing by the City Council as Local Planning Authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN18, DM1 and SP1 of the Manchester Core Strategy.

6) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN18, DM1 and SP1 of the Manchester Core Strategy.

7) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include;

- Measures to control noise;
- Hours of working;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction/demolition management plan.

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

8) The development shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, have been submitted to and approved in writing by the City Council as Local Planning Authority. This shall include details of external fittings, boundary treatment, gates and dusk till dawn lighting. The development shall only be carried out in accordance with these approved details which shall be retained thereafter.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) The development hereby approved shall be implemented in accordance with the waste management details indicated on drawing numbered PP152-1/22 , received by the City Council, as Local Planning Authority on 27 February 2023. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside the curtilage of each property, other than on the day of collection.

Reason - In the interests of amenity and public health, pursuant to policies EN19, DM1 and SP1 of the Manchester Core Strategy.

10) Notwithstanding details submitted, no above ground development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment/gates to be erected. The boundary treatment/gates shall be implemented before the dwellinghouse hereby approved is occupied, and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

11) Notwithstanding details submitted, no above ground development shall commence until a detailed hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the dwellinghouse is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

12) The cycle parking provision as shown on drawing referenced PP152-1/22 , received by the City Council, as Local Planning Authority on 27 February 2023 shall be in situ prior to the dwellinghouse hereby approved being first occupied and shall remain in situ so long as the dwellinghouse is occupied.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

13) Notwithstanding details submitted, prior to above ground development commencing, a detailed Environmental Standards Statement shall be submitted to, and approved in writing by the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency. The approved measures shall be implemented in the construction of the approved development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted within the exterior of the dwellinghouse hereby approved, other than that expressly authorised by the granting of this planning permission.

Reason - In the interests of residential amenity, since any additions to the approved dwellinghouse may adversely impact upon visual amenity or the amenity of neighbouring occupiers, pursuant to Policies DM1, and SP1 of the Manchester Core Strategy.

15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no building extensions or roof alterations shall be permitted to the dwellinghouse hereby approved, other than that expressly authorised by the granting of this planning permission.

Reason - In the interests of residential amenity, since any additions to the approved dwelling may adversely impact upon visual amenity or the amenity of neighbouring occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

17) The development hereby approved shall be used as a private dwellinghouse only. This shall not include a serviced property, short term let or similar use, where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as short term lets do not commence without prior approval;

to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy.

18) Before first occupation of the dwellinghouse hereby approved, the first floor window to the side elevation shown on drawing referenced PP153-2/22, received by the City Council as Local Planning Authority on 27 February 2023, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Informative

1) Manchester City Council records highlight that the underground Clayton Dingle Tributary is located within close proximity to the site (approximately 40m to the north-west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, it is requested that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and the City Council should be contacted immediately.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
The Coal Authority

5 Enfield Drive, Manchester, M11 4HP
10 Enfield Drive, Manchester, M11 4HP
3 Thirsfield Drive, Manchester, M11 4BF
9 Enfield Drive, Manchester, M11 4HP
2 Enfield Drive, Manchester, M11 4HP
7 Thirsfield Drive, Manchester, M11 4BF
5 Thirsfield Drive, Manchester, M11 4BF
1 Thirsfield Drive, Manchester, M11 4BF
8 Enfield Drive, Manchester, M11 4HP
4 Enfield Drive, Manchester, M11 4HP
3 Enfield Drive, Manchester, M11 4HP
1 Enfield Drive, Manchester, M11 4HP

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA