

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135873/FH/2023
Date registered valid: 3 January 2023
Proposal: Erection of a single storey side extension
Address: 11 Hyde Fold Close, Manchester, M19 1EB
Ward(s): Burnage Ward

Applicant: Mr. Mohammed Jhanger Hussain
Agent (if any): Miss Aysha Utsho
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23 February 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03 February 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 19 January 2023 Expired: 9 February 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 dwellinghouse of redbrick with cream rendering at first floor level on its principal elevation, a brown concrete tiled dual-pitch roof and brown timber detailing on its gable end facing onto the street. The property features brown uPVC windows, an attached garage and front porch canopy / overhang (also with a dual-pitch roof with cream render and brown timber detailing on its gable end), a long driveway and existing extensions to the side and rear, as well as a small outbuilding.



Figure 1. Principal elevation of the property.

Description of area

Hyde Fold Close is a residential cul-de-sac situated within the Burnage ward of Manchester, close to Kingsway (A34), Burnage Community Sports and Social Club and Burnage Sure Start Children's Centre. The area predominantly consists of a detached and semi-detached residential properties.

Description of development

The applicant is seeking permission for the erection of a single storey side extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – one resident expressed concerns relating to the possible paving of the front driveway / grassed area to the front, as indicated by the initial plans submitted. *The agent was contacted regarding this concern and confirmed that the driveway / grassed area is to remain as it currently stands, submitting amended plans to reflect this.*

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

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 building a single storey side extension in order to provide additional space for a family dwellinghouse is acceptable, however consideration must be given to the proposal's siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as waste management and parking.

Siting, scale and massing – The single storey extension would be sited at the eastern side of the property, acting as an infill between the existing garage and side extension. It would project 2.272m from the original side wall, sitting flush with the eastern edge of the existing garage and side extension. It would measure to 1.335m in depth and would have a maximum mono pitch roof height of 3.2m, matching the garage and side extension. As such, the total dimensions of the proposed side extension in combination with the existing side extension would be: 4.685m in length / depth, 2.272m in width and 3.2m in height.



Figure 2. Proposed site of development.

Given that the proposed extension would act as an infill and would not project beyond the original front and rear elevations of the property, the siting, scale and massing of the proposal is considered acceptable as it accords with policy DC1 of the UDP and would not result in an 'excessively large or bulky' addition to the property.

Appearance and visual amenity – The extension would be built of brickwork and concrete roof tiles to match the existing dwellinghouse. Due to it being an infill, it would not include a front or rear elevation and its only side elevation would be blank. The side elevation of the existing extension is also blank, whilst its rear elevation features one uPVC / timber door and one uPVC window.

The proposal is considered to be relatively standard in terms of its design and scale for residential extensions in this locality and the materials used would be in-keeping with those already present. Sited at the side of the property, behind the existing garage, the proposal would not be visible within the street scene, hence the overall character of the house and area should not be significantly harmed by these works.

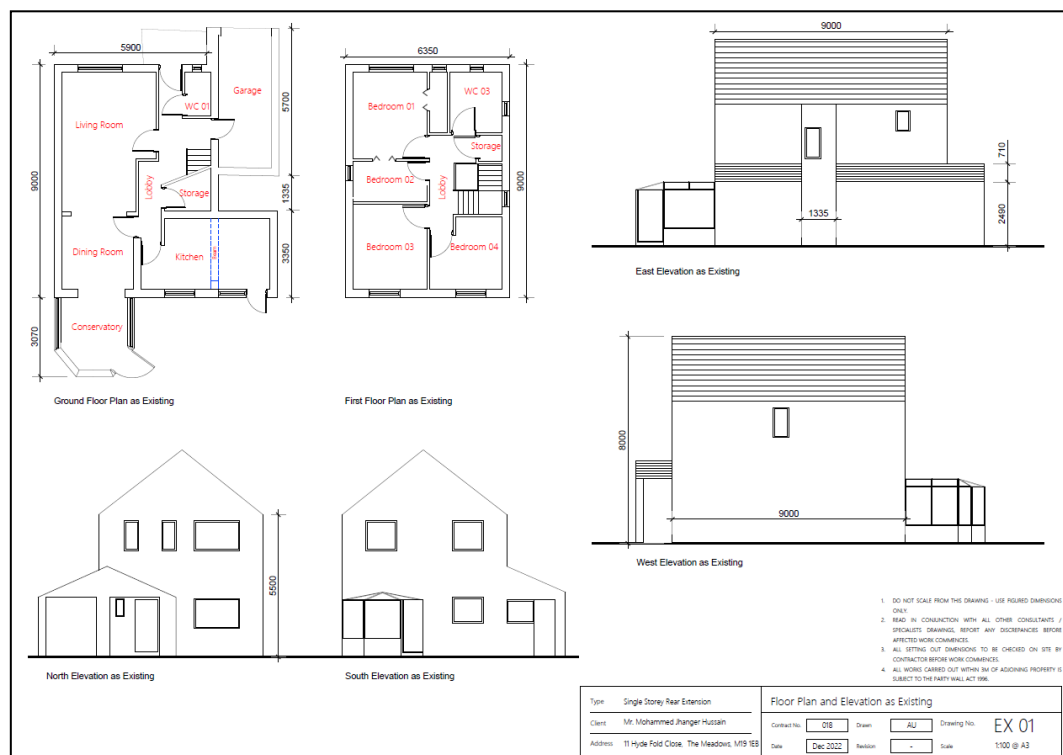


Figure 3. Existing plans and elevations, as submitted by the applicant's agent.

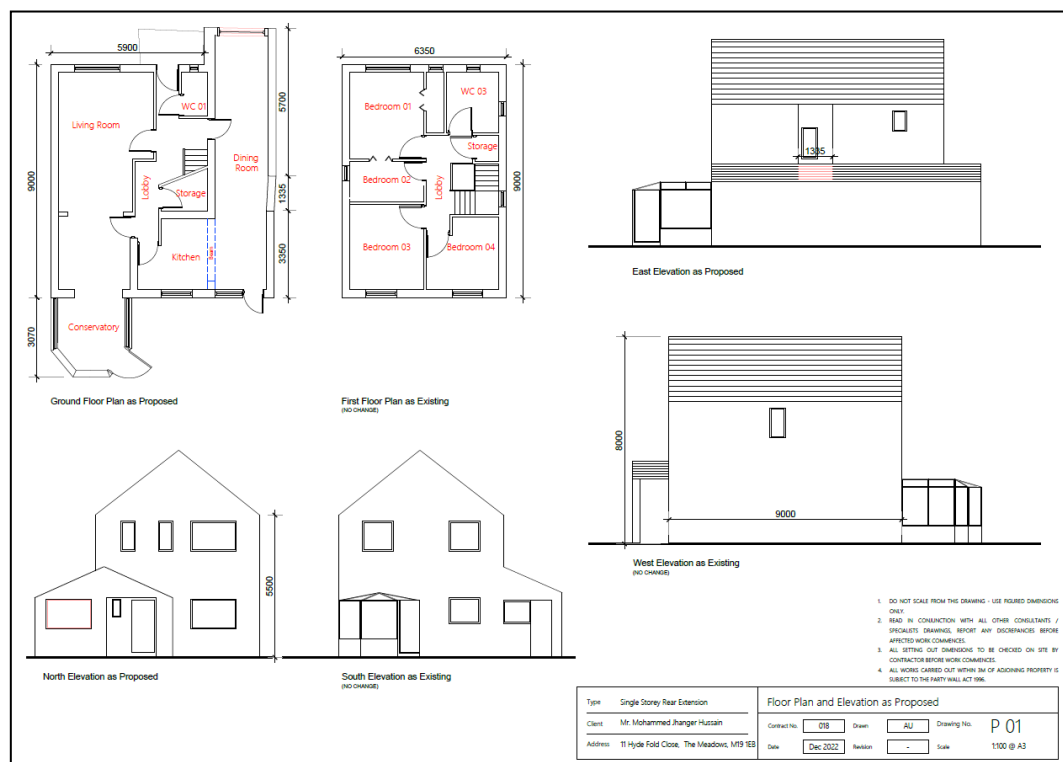


Figure 4. Proposed plans and elevations, as submitted by the applicant's agent.

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

Residential amenity – Given the maximum height of 3.2m, easterly orientation and siting away from the shared boundary in addition to the fact that the proposal would be an infill, the proposal should not cause undue loss of sunlight or daylight for neighbouring residents. Moreover, the blank side elevation should ensure that the privacy of neighbouring residents would not be compromised.

The proposed extension is therefore acceptable in regard to its minimal effect upon residential amenities as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste management – The storage of bins would not be affected by this proposal as adequate space and access to the rear is retained, therefore the bins would be screened from the street scene, which accords with policies EN19 and DM1 of the Core Strategy.

Parking – The current parking arrangements are 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.

Note – the works to the front elevation to enable the garage conversion could be done without the benefit of planning consent.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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:

- 'Floor plan and elevation as proposed', numbered 'P01', stamped as received by the City Council as Local Planning Authority on the 25th January 2023.

-'Building block as proposed', numbered 'P02', 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 submitted shall match those of the existing dwellinghouse 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 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

9 Hyde Fold Close, Manchester, M19 1EB
16 Hyde Fold Close, Manchester, M19 1EB
11A Hyde Fold Close, Manchester, M19 1EB

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