

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135231/FH/2022

Date registered valid: 9 November 2022

Proposal: Erection of a single storey extension to existing outbuilding to form ancillary accommodation

Address: 14 Palatine Crescent, Manchester, M20 3LL

Ward(s): Didsbury West Ward

Applicant: Mr Richard Griffiths, 14 Palatine Crescent, Manchester, M20 3LL

Agent (if any): Mr Mark Dempsey, Bentley Planning & Project Management, 1 Church Lane, Sale, M33 2AY

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03.01.2023

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 21 November 2022 Expired: 12 December 2022

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 property that is the subject of this planning application is a 2 storey Edwardian semi-detached property. It is constructed in red brick and render with a tiled roof, with an open arched entrance porch. The property benefits from gardens to the front and rear, and off road parking space. There is an existing mono-pitch brick and timber outbuilding in the rear garden which is currently used for storage purposes. This is on the common boundary with number 12 Palatine Crescent which also benefits from single storey outbuildings along that common boundary. The boundary to the frontage comprises of a low brick wall. It is located in the Didsbury West ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with properties similar in age and design to the proposal site.

Description of development

The proposal is for the removal of the timber element which is to be replaced by a longer brick building that would be an extension of the existing mono-pitch brick section of the free standing unit. It would be constructed in materials to match those of the existing outbuilding, would have windows on the side return elevation together with Velux style roof lights. The accommodation would comprise of a lounge with kitchenette, a bedroom and en-suite shower room with a non connecting storage area to the rear. The access door would be on the front of the unit with a window to the lounge also on the front.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

West Didsbury Residents Association were consulted -no representations have been received

Issues

Policy

Relevant policy to this application is contained in the NPPF (2021) and Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Core Strategy policy DM1 indicates all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- a. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Issues

The principle of householders extending their properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential and visual amenity, and the character of the area.

Residential Amenity - The proposal is located to the rear garden along the boundary with the neighbouring property at 12 Palatine Crescent.

The positioning of the outbuilding alongside the boundary with the neighbouring property is not considered to give rise to unacceptable impacts on the neighbouring property. It would be sited immediately adjacent to the stretch of single storey extensions and outbuildings already in situ at number 12 Palatine Crescent. The unit is to provide additional accommodation ancillary to the host property in that it will provide some independence for the parent of the applicant. A condition restricting the use of the accommodation to that ancillary to the main dwellinghouse would be attached to any consent granted.

There are no windows proposed that would overlook the neighbouring properties or gardens, with either buildings, or mature vegetation/ trees along the common boundaries.

Character of the Area - The outbuilding is considered to be an acceptable response to the properties layout and siting. Given the design of the property and the fact that many of the properties within the area have had the benefit of similar free standing units, it is not considered that the proposal would give rise to unacceptable impacts on the character of the area.

Waste Management- The bin storage requirements for the property are unaffected by the application, there is sufficient space around the property to bring the bins kerbside on collection day, and the waste storage receptacles will be shared by both areas of accommodation, as they will be living as one planning unit.

Parking- The new building would be a combination of residential and storage, and the parking is not reduced as a result of the proposal.

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. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework and in a timely manner.

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:

PGC-14PC-002 Location -Site Plan received 9th November 2022

001A- proposed floor plans and elevations received 19th October 2022

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 of the extension hereby permitted shall be in accordance with those as stated on the application forms. The render to be applied shall be a colour through render.

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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) 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 in the extensions hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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.

Informatives

1) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association
West Didsbury Residents Association

16 Palatine Crescent, Manchester, M20 3LL
25 Sandileigh Avenue, Manchester, M20 3LN
19 Sandileigh Avenue, Manchester, M20 3LN
9 Palatine Crescent, Manchester, M20 3LL
23 Sandileigh Avenue, Manchester, M20 3LN
21 Sandileigh Avenue, Manchester, M20 3LN
7 Palatine Crescent, Manchester, M20 3LL
5 Palatine Crescent, Manchester, M20 3LL
12 Palatine Crescent, Manchester, M20 3LL

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA