

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134172/FH/2022

Date registered valid: 27 June 2022

Proposal: Erection of two single storey front extensions

Address: 25 Mersey Meadows, Manchester, M20 2GB

Ward(s): Didsbury West Ward

Applicant: Mr Osman Taher, 25 Mersey Meadows, Manchester, M20 2GB

Agent (if any): Mr Ahmad Turkmani, AT A. Design, 12 Hastings Gardens, Stockport, SK5 8BF

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6th December 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	17 August 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 18 November 2022 Expired: 2 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 site relates to a two storey modern gable fronted detached property in Didsbury West ward area of Manchester. Gardens are to the front and rear with vegetation along the open boundary. The site forms part of a new build estate erected circa 1990 following approval in 1989. The property features a single storey garage located at the front close to the shared boundary of no. 23 Mersey Meadows. Off street car parking is available on the front drive for up to two vehicles. The property is of orange brick and render.



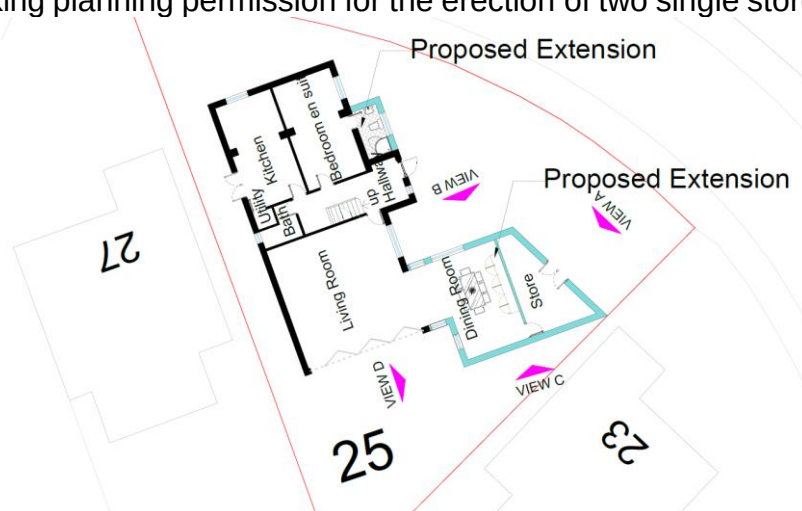
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character

Description of development

The applicant is seeking planning permission for the erection of two single storey front extensions



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There has been one letter of objection to the proposal, summary of comments as follows:

- The proposal significantly extends the property footprint towards the road and is beyond the property line with the neighbouring property
- It appears that the proposal breaches the boundary line with the neighbouring property
- The angle of the extension will leave a "sharp" edge at the boundary with the neighbouring property where access to the rear is required.
- The proposal is very close the main drain the neighbouring property which runs parallel to the boundary.
- The proposal changes the overall appearance to the neighbouring properties and will change the open plan nature of the gardens.

2nd Consultation & Neighbour Notification Responses

No further comments have been received in relation to the revised proposal.

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 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 19 - Waste Management
- 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 extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

122903/FH/2019 - Application Approved - 13.06.2019 - Erection of two-storey side extension to left hand side to form additional living accommodation following demolition of conservatory

076268/FH/2005/S2 - Application Approved - 03.08.2005 - Erection of single storey side extension to form additional living accommodation

Residential Amenity

The applicant is seeking planning permission for the erection of two single storey front extensions. The property features a small single storey side extension fronting the road on the bend of Mersey Meadows and a detached garage near the shared boundary with no. 23. The north side of the property features a two storey extension constructed circa 2020. A local resident has raised concerns with regards to the main drain, the overall appearance to the front garden and the projection beyond the front of the neighbouring property. The City Council shared concerns with regards to the projection beyond the neighbouring property and the style of roof. The applicant amended the proposal, and a further consultation was carried out. No additional comments have been received.

The element of the proposed single storey extension attached to the existing porch would project forward of the front wall of the property measuring 1.265m in line with the existing porch. This would provide an ensuite bathroom to the existing ground floor bedroom. The width would measure 2.540m. The roof would be mono pitched and have a window facing the street.

The applicant proposes to build a single storey extension forward of the front wall of the house measuring 7.705m and 5.710m respectively to a width of 6.575m. The front of the extension would be angled so that it would be in line with the forward projection of no. 23 and not beyond maintaining the existing building line. Due to the orientation of the property, the extension would provide a pinch point close to the boundary with no. 23 at the front of the extension, however as the proposal is angled, the gap to the shared boundary increases towards the rear of the extension.

The roof would be hipped reflecting the current design of the roof of the property. Double doors are proposed facing the street with a window and elongated window on the side elevation and elongated windows on the rear and side facing no. 23. Given the gap to the shared boundary together with the current boundary treatment, it is not anticipated that there would be any overlooking or loss of privacy given by the location of the elongated window on the side.

Given the relationship to the properties along this road, particularly no. 23 Mersey Meadow, it is considered that the introduction of two single storey extensions in this location are considered acceptable, particularly with the overall retained gap to the shared boundary of no. 23 Mersey Meadows. The footprint is not considered to create a bulky or disproportionate scale addition to the property, particularly as the properties within this estate have individual and unique site settings.

The proposal is considered would not be out of character with the original or extended properties in the area and therefore would not warrant refusal of the application.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extensions are 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. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are 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 would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching materials as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring properties at either side and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Disabled access

Not applicable

Bins

There is no change to the storage or movement of refuse bins, therefore, this would accord with policy EN19 of the Core Strategy.

Parking

Car parking would be unaffected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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. The application has been determined in a timely manner and in accordance with the policies within 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 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 on 16th November 2022 numbered PP141(3)22 Proposed Plans and Elevations

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.

Appendix 1 – List of consultees & neighbours notified

29 Mersey Meadows, Manchester, M20 2GB
16 Mersey Meadows, Manchester, M20 2GB
27 Mersey Meadows, Manchester, M20 2GB
23 Mersey Meadows, Manchester, M20 2GB

14 Mersey Meadows, Manchester, M20 2GB
12 Mersey Meadows, Manchester, M20 2GB
10 Mersey Meadows, Manchester, M20 2GB
8 Mersey Meadows, Manchester, M20 2GB
6 Mersey Meadows, Manchester, M20 2GB

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