

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135092/FH/2022
Date registered valid: 25 October 2022
Proposal: Erection of two storey rear extension; a front porch and a single storey side extension to create additional living accommodation
Address: 27 Mersey Meadows, Manchester, M20 2GB
Ward(s): Didsbury West Ward

Applicant: Mr Matthew & Samuel Jones 27 Mersey Meadows, Manchester, M20 2GB
Agent (if any): Mr Jordan Clarke GoodWinter Design & Planning Ltd 14 Cromwell Avenue, Manchester, M16 0BQ
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19th December 2022



Application details

Type of application: Full Householder Application

Development type:	Householder
Date of site visit:	29 November 2022
Standard consultations:	Printed: 8 November 2022 Expired: 29 November 2022
Neighbour notifications	Printed: 8 November 2022 Expired: 29 November 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 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 dormer window to the front, porch, single storey projection and integral garage. Off street car parking is available on the front drive.



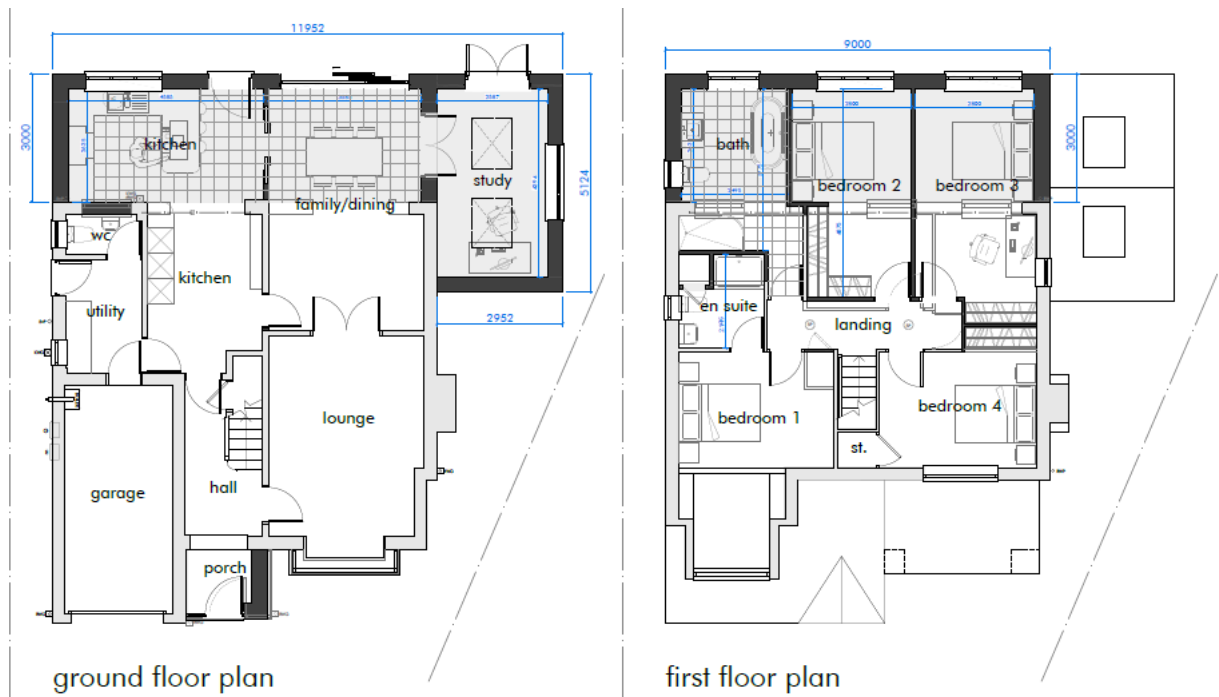
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of two storey rear extension; a front porch and a single storey side extension to create additional living accommodation



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 received from a local resident. Summary of comments as follows:

- Is the proposed building work is within the boundary of the property
- The grass at the side of the property used to be open and looked to be public land.
- I query the access to the side extension / porch and if the access for cars would be changed
- Will they enter or park at the side as the road is quite narrow at the side of the property and access is required for delivery and waste collection vehicles.
- I think that access to the properties at the end of Mersey Meadows could be compromised.
- How long is building estimated to last and the anticipated impact during this time regarding noise and access.

WDRA – comments as follows:

In Principle the WDRA don't object to the application in its entirety, but we do have a couple of concerns we would like to be taken into account.

- Concerned that the proposed side extension sits close to the highway.
- Concerned regarding loss of visual amenity with respect to tree removal. We attach a photo of the trees (T1 spruce, T2 Lawson Cypress, T3 Lawson cypres plus a small holly and shrubs) which will have to be removed to make space for proposed side and rear extension at 27 Mersey Meadows.
- The trees lie in a prominent position on the bend of Mersey Meadows and the tree/shrub group makes a very positive contribution to the street scene.
- The Arboricultural Impact Assessment proposes to replace them with 1 field maple, 1 rowan and 1 birch however no landscape plan is provided to show where these trees would

be planted and we are concerned regarding how these would fit into the relatively small remaining garden space.

- If the council are minded to approve this application, we request that the council make the replacement tree planting a condition and require a landscape plan showing where the new trees will go. We also ask for an evergreen holly to compensate loss of year round evergreen interest. Without any replanting the road will look very denuded and rain run off will increase at a location in immediate proximity to the river valley.
- The Tree Protection Plan only has minimal protective fencing around refined T8. We ask for a more comprehensive Tree Protection plan in order to ensure T5,T6 and G4 are not damaged during construction works.

Neighbourhood Team Leader (Arboriculture) – no objection, require tree replacement condition

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.

The City 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.

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

Previous planning applications relating to the site:

068931/FH/2003/S2 – for the erection of a front porch – this application was approved on 22.08.2003

Residential Amenity

The applicant is seeking planning permission for the erection of two storey rear extension; a front porch and a single storey side extension to create additional living accommodation. The property has undergone minimal enlargements in the past. Concerns were raised by a local residents' group and local resident with concerns about the loss of the trees, car parking and location of the proposed extension.

Ground Floor

The ground floor element of the proposal would be set back from the front wall of the house considerably with a projection off the side wall of 2.952m. This would have an overall rearward projection of 5.124m with a projection beyond the rear wall of 3.0m. The ground floor would form a wraparound of the property extending across the whole rear of the property. A window is proposed on the side facing the street, double doors on the rear, sliding doors, a single door and a window with the inclusion of two roof lights on the side element of the extension.

First Floor

The first floor would project off the rear wall measuring 3.0m extending the full width of the house. The roof would be hipped reflecting the current design of roof on the property. Part of the roof height would be in line with the existing ridge height of the property and the element on the elevation near to no. 25 Mersey Meadows, would be set down from the original ridge height considerably. Three windows are proposed across the rear with a small window proposed on the side elevation facing no. 25 Mersey Meadows. Given the location of this window and to alleviate overlooking or loss of privacy, a condition for obscure glazing has been attached.

Given the relationship to the adjacent and surrounding properties, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers. Furthermore, should the rear element of the proposal be built independently, this would constitute permitted development and therefore would not require planning permission.

Porch

The proposed porch would occupy the same footprint as existing however the proposed dual pitch roof would extend forward slightly in line with the existing eaves at the front of the property. In addition, there would be an infill sloping roof above the porch. Overall, it is considered that the proposed porch would occupy a relatively small space at the front of the property.

The porch would be sited away from the boundary at either side and would be significantly set back from the public highway.

The presence of a porch is already established in this location and given that the proposal allows for some elevational alterations to the roof of the porch, this is considered to be an acceptable addition to the property and would not provide an impact within the street scene or upon the occupiers of surrounding properties.

Overall, the impression of subservience is achieved by the reduced height of the proposed roof being set down from the height of the existing roof. Given the height, projection and relationship to adjacent properties, it is considered that the proportions of the extensions are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property and therefore the development accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and Massing

In context to the existing property the extension is acceptable. The scale and massing of the proposal is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extension would not present an unusual feature in the immediate area and due to the existence of other similar extensions to a variety of house types in the immediate area, the size of the extension is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is 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 and in terms of the proposed materials it is intended to use brown profiled concrete roof tiles to match existing, brick to match existing and render to the front as outlined in the proposed drawings. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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.

Trees

Concerns were raised by a local residents group regarding the removal of some trees as a result of the proposal. The City Council considers that the trees in question are Cat C and do not support the necessary criteria for TPO status. T1 - has the potential to be an impressive tree, however, given its young age (approx. 14 years old) and proximity to the property, it would be inappropriate to suggest retaining this tree.

Refuse Storage

The proposed development does not impact on the refuse storage arrangements for the property.

Parking

Concerns were raised by a local resident with regards to a change in the car parking arrangements. These are not set to change and therefore are unaffected by the proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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 3rd October 2022 numbered GW0022/P1 Proposed Plans

Received on 3rd October 2022 numbered GW0022/P2 Proposed Elevations

Received on 3rd October 2022 numbered GW0022/S1 Proposed Site Plan

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 drawings 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.

4) Before first occupation the window in the first floor side elevation facing no. 25 Mersey Meadows 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 Core Strategy.

5) Details of a tree replacement scheme, including species, size and location shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 3 months of the hereby approved works being completed on site. 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 tree replacement scheme for the development is carried out to that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

16 Mersey Meadows, Manchester, M20 2GB
18 Mersey Meadows, Manchester, M20 2GB
29 Mersey Meadows, Manchester, M20 2GB
25 Mersey Meadows, Manchester, M20 2GB
23 Mersey Meadows, Manchester, M20 2GB
20 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