

Planning

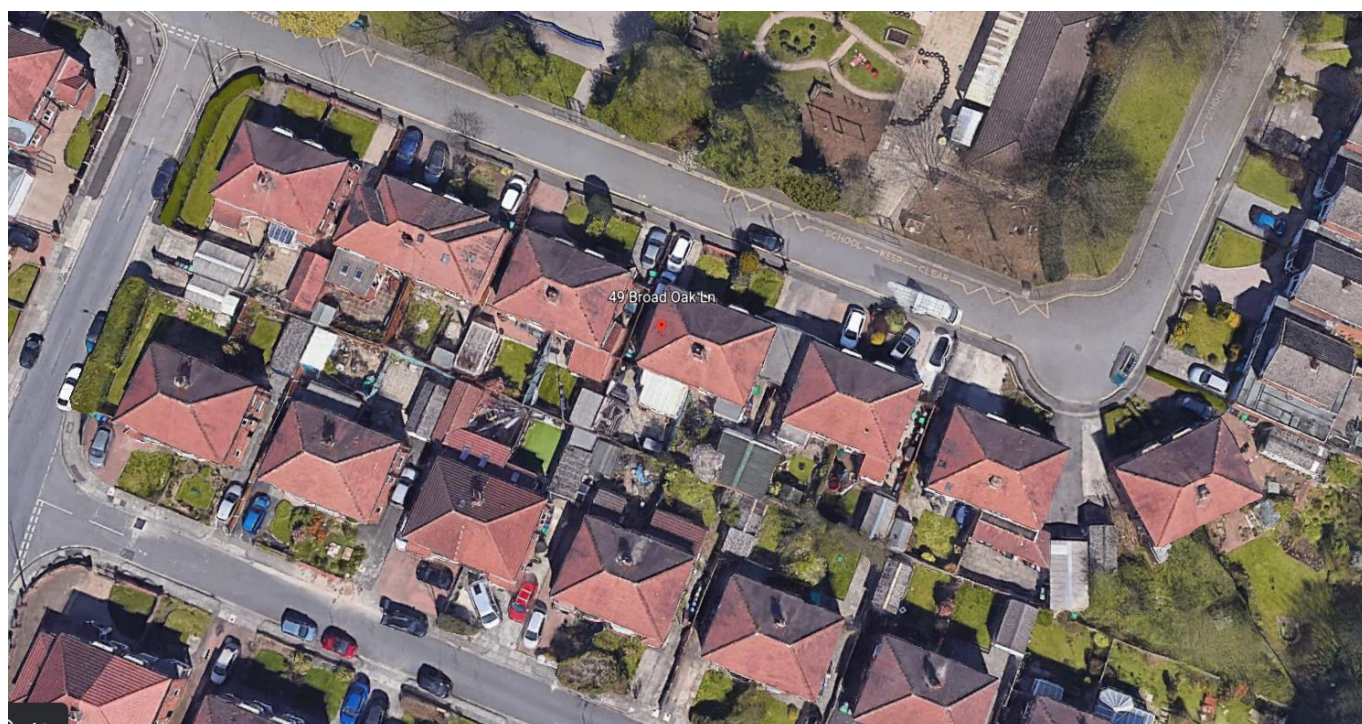
Growth & Development

Delegated officer report for planning application

Application no. 134563/FH/2022
Date registered valid: 18 October 2022
Proposal: Erection of a single storey side and rear extension to form additional living accommodation
Address: 49 Broad Oak Lane, Didsbury, Manchester, M20 5QB
Ward(s): Didsbury East Ward

Applicant: Mr Mohammed Nadeem, 49 Broad Oak Lane, Manchester, Manchester, M20 5QB
Agent (if any): Mr Nadir Khan, NK Architects, Sovereign House, Stockport Road, Cheadle, SK8 2EA
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13th December 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	29 November 2022
Standard consultations:	Printed: 26 October 2022 Expired: 16 November 2022
Neighbour notifications	Printed: 27 October 2022 Expired: 17 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 property relates to a two storey semi detached property in the Didsbury East ward area of Manchester. The property features bay windows to the front and single storey rear extension. A garden and driveway are to the front with access along the side and garden to the rear. Timber gates provide closed access to the rear of the property along the side.



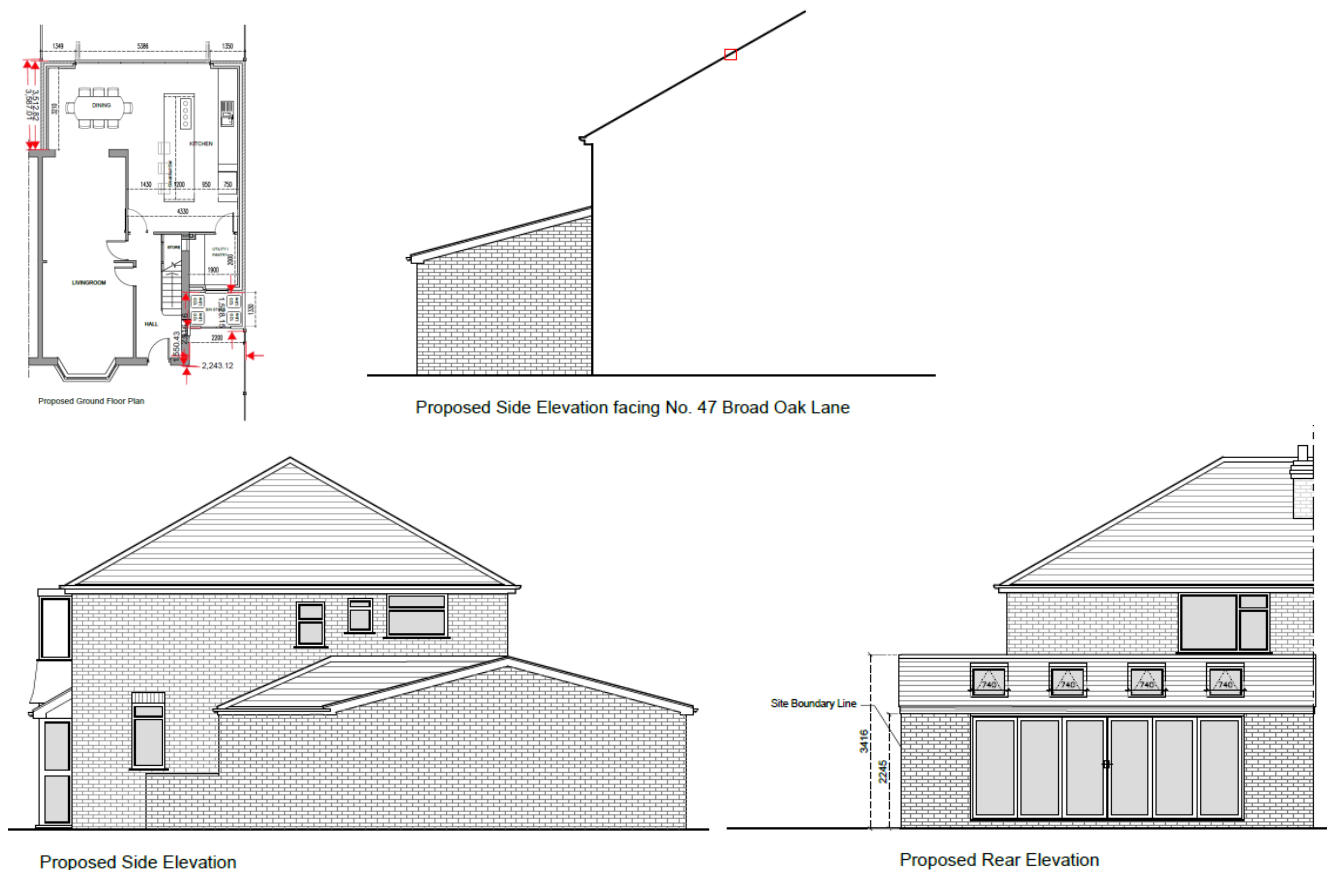
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension to form additional living accommodation.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No letters in respect of this application were received.

MCC Flood Risk Management – attach 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 EN19 Waste
- 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

There are no previous planning applications relating to this site.

Residential amenity

The applicant proposes to erect a single storey side and rear extension to provide additional living accommodation.

The proposal would be setback from the front wall of the house by approximately 2.9m extending along the side with a projection beyond the rear wall of approximately 3.6m. The extension would form a wraparound extending across the rear up to the shared boundary with the adjoining semi-detached dwelling house no. 47 Broad Oak Lane.

A window is proposed on the front with bi folding doors on the rear. The roof would be hipped at the front and mono pitch roof to the rear with the inclusion of four roof lights.

Overall, it is not considered that the addition of a single storey side and rear extension would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers of surrounding properties.

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 extension is 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 brick and tiles 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 property at the side and rear 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

Refuse Bins

The applicant is proposing to locate the bins within a designated bin store area at the side of the property set back from the front wall of the house. Therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would not be affected 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 subservient to the original dwelling house and the proposal 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) Specified Plans The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received 12th August 2022 numbered 610.02 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 and 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) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

- Confirmation of UU Build Over Agreement for any construction work over public sewers or within 3m of one. The applicant must abide by any easement zones required by UU.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required.

Informatives

1) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

- Consideration of flood safety measures (such as signing up for EA flood warnings) where required

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

11 Jayton Avenue, Manchester, M20 5QD
Broad Oak Primary School Nursery, Broad Oak Lane, Didsbury, Manchester, M20 0QB
15 Jayton Avenue, Manchester, M20 5QD
13 Jayton Avenue, Manchester, M20 5QD
51 Broad Oak Lane, Didsbury, Manchester, M20 5QB
47 Broad Oak Lane, Didsbury, Manchester, M20 5QB

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA