

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135252/FH/2022

Date registered valid: 21 October 2022

Proposal: Erection of single storey side extension to form additional living accommodation

Address: 117 The Fairway, Manchester, M40 3WT

Ward(s): Moston Ward

Applicant: Mr J Minshull, 117 The Fairway, Manchester, M40 3WT

Agent (if any): Mr Les Foey, 8 Glasson Walk, Chadderton, Oldham, OL9 9DR

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 12.12.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 3 November 2022 Expired: 24 November 2022

Neighbour notifications

Printed: 3 November 2022 Expired: 24 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to a detached brick built two storey property situated on the corner junction between The Fairway and Dalmahoy Close in a residential area of Moston, Manchester. The property benefits from hard landscaping to the front used as an off-street car parking and an existing front dormer. The rear and side garden are of modest size comprising a side paved area and a rear garden. There is an existing shed structure along the rear boundary. The boundary treatment comprises of high timber fencing along the shared and rear boundaries.

The remainder of the area is primarily residential in nature with homes of similar style and design.

Description of development

The application is seeking planning permission for the erection of a single storey side extension.

Consultations & Notification Responses

Local residents were notified and none responded.

Environmental Health had no objections to the proposal and recommended a construction hours condition be applied to any approval.

Flood Risk Management had no objections and suggested an informative regarding a drainage system report should be applied to any approval.

Highways had no objections to the proposal and sought additional information regarding any potential impact to the highways as a result of the removal of the birch tree in the garden.

Manchester's Arboriculture Team had no objections to the proposal after the removal of the tree from the side garden citing the tree's limited amenity.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

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. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that 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

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- 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 original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length

- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

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.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- 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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed development is a single storey side extension, to a residential dwelling, this is considered acceptable as many people prefer to extend their home rather than move in order to meet the changing residential needs of families, including disabled access needs. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on neighbouring's properties' residential amenity.

Residential and Visual Amenity

The proposed side extension would accommodate a wetroom for a disabled occupant including one front elevation window. The proposed extension would have approx. dimensions of Height 3.4m x Width 2.7m x Depth 2.7m. The extension would be sited on the southern elevation and given this is an end property situated at the junction corner of the Fairway and Dalmahoy Close

it is not considered that this proposed extension would lead to overbearing or overshadowing implications to neighbouring properties.

As viewed from Matthews Lane, the side extension would become flush with the principal elevation and incorporates a depth of 2.7 metres, given the extension is well hidden behind the vegetation screening along the front boundary line and the single storey nature of the proposal it is deemed the extension would not produce an overpowering or incongruous feature within the streetscene.

A front elevation window is proposed along the extension overlooking the front garden and driveway and the proposed opening does not pose overdue intrusive sight lines into neighbouring properties and therefore retaining privacy levels. Additionally, given the nature of the extension's use the window will be obscurely glazed to no less than level 5 of the Pilkington Glass Scale or other such equivalent.

Overall the proposed extension is considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The roof profile of the proposed extensions mirrors the existing roof design, the extensions' footprint is not considered to create a bulky or disproportionate scale addition to the property. The materials of the extension will match the existing. Although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy DM1, EN1 and SP1 and saved UDP Policy DC1.

Waste Management

The proposed development would not affect the existing bin management strategy.

Car Parking

The proposed development would not affect the existing off-street car parking arrangements.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing occupiers to adapt their homes to meet their residential needs for the disabled occupant providing essential ground floor facilities, 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.

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and 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

Officers have worked with the agent/applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning applicant. No significant problems have arisen during the consideration of this application.

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 date of three years beginning with 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:

Document- Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990 (as amended)

Drawing- The Location Plan

Drawing: Plans & Elevations ref. 8 PAGE DRAWING PACK

Stamped as received by the City Council, as Local Planning Authority on 21 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 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

- 4) Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings:

Drawing: Plans & Elevations ref. 8 PAGE DRAWING PACK

All stamped as received by the City Council, as Local Planning Authority on 21 October 2022.

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

- 5) The ground floor window located on the front elevation along the side extension shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent and shall remain so in perpetuity.

Reason- To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

- 6) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Informatives

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 pursuant to policy EN14 & EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Neighbourhood Team Leader (Arboriculture)

162 The Fairway, Manchester, M40 3NX
3 Dalmahoy Close, Manchester, M40 3WX
113 The Fairway, Manchester, M40 3WT
172 The Fairway, Manchester, M40 3NX
170 The Fairway, Manchester, M40 3NX
166 The Fairway, Manchester, M40 3NX
164 The Fairway, Manchester, M40 3NX
176 The Fairway, Manchester, M40 3NJ
174 The Fairway, Manchester, M40 3NX
168 The Fairway, Manchester, M40 3NX
1 Dalmahoy Close, Manchester, M40 3WX
160 The Fairway, Manchester, M40 3WT
115 The Fairway, Manchester, M40 3WT
111 The Fairway, Manchester, M40 3WT
109 The Fairway, Manchester, M40 3WT
123 The Fairway, Manchester, M40 3WA
121 The Fairway, Manchester, M40 3WA
119 The Fairway, Manchester, M40 3WA
180 The Fairway, Manchester, M40 3NJ
178 The Fairway, Manchester, M40 3NJ

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA