

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134796/FH/2022

Date registered valid: 26 August 2022

Proposal: Erection of 2 metre high vertical board timber fence, around curtilage of site, following removal of existing fence and erection of 2 metre high timber gate

Address: 63 Saddlecote Close, Manchester, M8 5QE

Ward(s): Crumpsall Ward

Applicant: Paula Landregan, One Manchester, Lovell House, Archway 6, Manchester, M15 5RN

Agent (if any): Mrs Paula Mackinnon, Mack 4 Ltd, 52 Cornwall Street, Manchester, M11 2PS

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 October 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 September 2022

Standard consultations:

Printed: 2 September 2022

Expired: 23 September 2022

Neighbour notifications

Printed: 2 September 2022

Expired: 23 September 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 63 Saddlecote Close within the Crumpsall ward of north Manchester. The property relates to a two storey, red brick, end-terraced new build dwellinghouse which sits to the west of the new build development of Clarkesville Farm, Crescent Road. The property benefits from amenity space to the front in the form of a single driveway and amenity space to the side and rear in the form of concrete paving and a current area of grassed garden. Two storage sheds sit within the side amenity space. The site is bounded by low timber fencing to the side and rear. The area is primarily residential in character.

Description of development

The submitted application seeks planning permission for the erection of 2 metre high vertical board timber fence, around curtilage of site, following removal of existing fence and erection of 2 metre high timber gate. The new fence would replace the existing fence and would surround the curtilage, and a 2 metre high timber gate would be installed to give access to the side and rear amenity space. Although not part of the application, the existing grass/muddy area would be replaced with paved patio. The agent provided a photo of the vertical board timber fence on

28 September 2022, displaying the appearance of the proposal. No fee was requested from the agent, as the proposal is to benefit a disabled user at the property.

Planning history

134117/FH/2022- Erection of 2 metre high anti-climb timber fence to the boundary of the rear garden area.

Withdrawn 18 August 2022.

It is noted that the current application is a re-submission of this application, due to discrepancies with drawings, which were not overcome within the 8 week application period.

100209/FO/2012/N1- Land Adjacent To 61 Saddlecote Close- Erection of three dwellings to replace dwellings previously approved under application 076623/FO/2005/N1 to match adjacent site.

Approved 21 November 2012.

071284/FO/2004/N1- Charminster Drive- 07.01.2004.

Finally Disposed Of 22 February 2008.

076623/FO/2005/N1- Redrow Homes Development At Charminster Drive/Crescent Road- Residential development comprising the erection of three buildings, maximum height 5 storeys, comprising 99 apartments with associated parking and landscaping, and the erection of three terraced houses with associated garages, forming a revised scheme to that approved under application 069020/FO/2003/N1.

Approved 1 December 2006.

Further historic planning records exist for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Highway Services

Highways were consulted and provided the following comments:

It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network. The proposed boundary treatment is not adjacent to the adopted highway. Highways have no objections.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. 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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

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.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the erection of 2 metre high vertical board timber fence, around curtilage of site, following removal of existing fence and erection of 2 metre high timber gate. It is considered acceptable in principle as many people prefer to alter and extend boundary treatment, rather than move, to meet changing residential needs. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

As stated previously, the replacement of the fence would run around the side and rear amenity space for the property. Although fencing exists currently at this location as existing, at the site visit this was in a state of disrepair with some parts of the fence at a low level. The need for the fence is to protect the disabled user at the property. The fence would stop the user from climbing into the neighbouring land.

No.65 Saddlecote Close would be the primary neighbour to feel the impact of the fence along the shared boundary. However, as they have two outbuildings which are sited against the boundary, the impact of the proposal would not be felt. In addition, the applicant on site explained that the disabled user has tried to climb onto the outbuildings, and so it is thought that the neighbour's residential amenity would increase as a result of the proposal. The fence to be installed along the north eastern side and northern side is located close to the new build development of Clarksville Farm and relates to green trees and soft landscaping. Those properties sited within the Clarksville Farm development which look onto the applicant's rear amenity space would not result from any adverse visual/residential amenity implications.

The erection of a new high timber fence would not create any adverse impacts in terms of residential/visual amenity due to the hidden location of the gate, being set back and tucked from the cul-de-sac of Saddlecote Close.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

The proposal intends to use 2 metre high vertical board timber fencing, which is in keeping with other developments in the immediate area, and therefore in light of these factors, it is not considered that the proposed development would adversely impact the character of the building

or the general area. In addition, a materials condition has been attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP Policy DC1.

Permission is requested for a two metre fence; it is noted that this height could have been obtained through the route of Permitted Development.

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.

Car parking

Car parking provision would be unaffected by the proposal.

Bin storage

Bin storage would be unaffected by this proposal and is marked on the proposed plans.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area, whilst benefitting the needs of the disabled user.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core

Strategy Development Plan and other material considerations. In this instance, the local planning authority had no concerns to raise with the agent but have attached the relevant conditions.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, stamped as received by the City Council as the Local Planning Authority on 26 August 2022.
- Drawing- Proposed- Plans and Elevations, numbered 09-002, stamped as received by the City Council as the Local Planning Authority on 26 August 2022.
- Drawing- Location Plan, stamped as received by the City Council as the Local Planning Authority on 26 August 2022.
- Photo, stamped as received by the City Council as the Local Planning Authority on 28 September 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 throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form and 'Photo' specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services

57 Saddlecote Close, Manchester, M8 5QE

22 Saddlecote Close, Manchester, M8 5EG

24 Saddlecote Close, Manchester, M8 5EG

61 Saddlecote Close, Manchester, M8 5QE

59 Saddlecote Close, Manchester, M8 5QE

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

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: NORTH AREA