

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 133016/FH/2022

**Date registered valid:** 22 February 2022

**Proposal:** Erection of two storey side extensions and a single storey rear extension with roof terrace and associated balustrading; associated elevational alterations and rendering.

**Address:** 41 Pasture Field Road, Manchester, M22 5JX

**Ward(s):** Sharston Ward

**Applicant:** Mr Inayat Khan, 41 Pasture Field Road, Manchester, M22 5JX

**Agent (if any):** Mr Barry Bradley, Bradley Building Design Ltd Keepers Cottage, Lyme Park, Stockport, SK12 2NS

**Case officer:** David Lawless  
Tel: 0161 234 4543  
Email: david.lawless@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 26 July 2022

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## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 23 March 2022

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 28 February 2022 Expired: 21 March 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/area**

41 Pasture Field Road is a 2 storey detached dwellinghouse with garden and hardsurfaced area to the front and generous garden to the rear. Beyond the rear garden there is pastureland which is designated as Green Belt.

**Listed building:** No

**Conservation area:** No

**Tree Preservation Order:** No

## **Description of development**

The applicant is proposing the following:

- Erection of two storey side extensions
- Erection of a single storey rear extension with roof terrace and associated balustrading;
- Associated elevational alterations, namely the installation of full height windows in the existing elevation.
- Rendering of the existing and proposed building.
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## **Consultations & Notification Responses**

**Local Residents** – No comments.

## **Policies**

**Core Strategy Development Plan Document** – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, the most relevant of which in this instance are:

- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity and landscape.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

**Saved UDP Policy DC1, Residential Extensions** – Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- the general character of the property;
- the effect upon the amenity of neighbouring occupiers;
- the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- the overall appearance of the proposal in the street-scene;
- the effect of the loss of any on-site carparking.

## **Issues**

**Principle of the Proposal** – The principle of the proposal is considered acceptable, especially given the approval of a similar extension to no. 43 Pasture Field Road in June 2014 (105332/FH/2014/S2), a house once identical to no. 41 Pasture Field Road. Notwithstanding this, the potential impact upon existing levels of residential and visual amenity must be assessed.

**Design** – The extensions are traditional in design and massing and would complement the existing dwelling. They would be constructed from rendered blockwork and topped by tiles. The existing and retained elevations would also be rendered, matching the rendering undertaken on

no. 43 Pasture Field Road. Given the above, the design of the extensions is considered acceptable.

**Residential Amenity** – Given the design and siting of the proposed extensions it is not considered that the proposal would lead to a loss of privacy or excessive levels of overshadowing. To prevent any loss of amenity due to overlooking the applicant is proposing to install opaque glazing screens to the side elevations of the first floor terrace. A condition is suggested which would ensure their retention. In light of the above, it is not considered that the proposal would lead to an undue reduction in the current levels of residential amenity enjoyed by neighbouring residents.

**Visual Amenity** – Given the design and siting of the extensions it is not considered that the proposal would have an unduly detrimental impact upon the levels of visual amenity enjoyed along Pasture Field Road.

**Pedestrian and Highway Safety** – The proposal would not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along Pasture Field Road.

**Car Parking** – Sufficient off-street car parking would remain for the occupants of the property in the form of the integral garage and hardsurfaced area to the front.

**Trees** – There are no trees within the curtilage of the site that would need to be felled to facilitate the proposal.

### **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 applicant in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning 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 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 stamped as received on 22 February 2022:

- a) Site Plan
- b) Location Plan
- c) Drawing nos. 2050/1, 2. 3/B, 4/A and 5

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Prior to the commencement of above ground works, samples and specifications of all materials to be used on the external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be undertaken using only the approved materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) Before first use of the first floor rear terrace, the opaque glazed screening, as shown on drawing no. 2050/3/B, shall be installed and thereafter retained 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 Manchester Core Strategy.

#### **Appendix 1 – List of consultees & neighbours notified**

39 Pasture Field Road, Manchester, M22 5JX  
Chamber Hall Farm, Styal Road, Manchester, SK8 3UA  
43 Pasture Field Road, Manchester, M22 5JX  
34 Pasture Field Road, Manchester, M22 5JU  
30 Pasture Field Road, Manchester, M22 5JU  
32 Pasture Field Road, Manchester, M22 5JU

#### **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 - Within Outer Area  
Green Belt Land - Greater Manchester Green Belt Local Plan 1984  
Airport Noise Index Zone - Noise and Nuisance Index - 50-59  
Area Team Boundary - Name: SOUTH