

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134023/FH/2022

Date registered valid: 14 June 2022

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

Address: 12 Red Cedar Close, Manchester, M9 7GS

Ward(s): Charlestown Ward

Applicant: Mr Jacob NGA Kok 12 Red Cedar Close, Manchester, M9 7GS

Agent (if any): Mr Gooding LDM Group 46 Great Ancoats Street, Manchester, M4 5AB

Case officer: Katie Raw
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Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **3 August 2022**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 June 2022

Standard consultations:

Printed: 22 June 2022 Expired: 13 July 2022

Neighbour notifications

Printed: 15 June 2022 Expired: 6 July 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 12 Red Cedar Close within the Charlestown ward of north Manchester. The application site relates to a 2 storey, detached, red brick dwellinghouse with window lintel features and a canopy above the front door. The property sits within the a recently completed development on the former Children's Hospital in Charlestown. Amenity space to the front of the property consists of a double driveway, with a double garage to the west and amenity space to the rear consists of a grassed garden.

Description of development

The submitted application seeks planning permission for the erection of single storey rear extension to form additional living accommodation. The extension would have approximate dimensions of Height: 2.4 (to the eaves) / 3.56 (to the highest point) x Length: 4 x Width: 6.33 metres. The proposal would create additional living accommodation at the rear of the property and would allow internal access into the existing garage. Access to the rear of the property is currently available externally. As a result of this proposal, it would not be possible to go through the side gate to reach the garden, instead access would be obtained through the extension. The proposal would involve the insertion of 2 windows and a door within the rear elevation, two

doors and a window within the side elevation and 3 roof lights within the roof plane. Materials to be used would match the existing.

Plans were amended following the inability for bins to be stored in the rear amenity space, as is currently the case. As confirmed by the agent via email on 9 July 2022, a bin store be provided and would be made of timber and would be located at the side of the host property.

Planning history

CDN/19/0654- Former Booth Hall Childrens Hospital- Discharge of conditions 17b (verification report) 40 (Japanese Knotweed) attached to planning permission 102697/JO/2013/N1.
Approved 20 June 2021.

120462/FO/2018- Booth Hall Childrens Hospital- Proposed installation of additional boundary treatments around the site to improve security including 1.8 metre railings and other treatments within the woodland.
Approved 3 September 2018.

109760/JO/2015/N1- Land Off Charlestown Road- Variation of conditions 2, 5 and 7 of planning permission 108188/JO/2015/N1 to allow substitution of house type to plots 6-7, 22, 23-26, 36-37, 48-49, 81, 84, 92-95, 106, 109, 194-196, 200-201 and 213-215, relocation of plots 5, 8-13, 44-47, 56-57, 80, 82-83, 85-91, 107-108, 120-121, 180-186, 193, 197-199 and 202 to facilitate the change, substitution and addition of single detached garages to plots 45 and 58.
Approved 14 October 2015.

108188/JO/2015/N1- Booth Hall Childrens Hospital- Variation of planning condition 2 'specified plans' of planning permission 102608/MO/2013/N1 to allow 3 no. pairs of semi-detached dwellings to be split to form 6 no. detached houses and plots 44 and 142 are re-sited to facilitate the changes.
Approved 12 June 2015.

102697/JO/2013/N1- Former Booth Hall Childrens Hospital- Application for the variation of conditions 3, 23, 30 and 40 attached to planning approval 086932/OO/2008/N1 to allow changes to the previously approved plans and documents in relation to surface water discharge and trees to be retained / removed.
Approved 9 August 2013.

102608/MO/2013/N1- Site Of Former Booth Hall Childrens Hospital- Reserved matters application for approval of access, appearance, landscaping, layout and scale in relation to previously approved outline application 086932/OO/2008/N1 for a new residential development of 257 houses with associated highways, 2 new vehicular accesses from Charlestown Road, open space, car parking, landscaping and public realm infrastructure.
Approved 21 November 2013.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health were consulted on the above application and asked for the following condition to be placed on any approval granted, as their records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses.

In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to Policy EN18 of the Manchester Core Strategy (2012).

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.

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

- a. rearward extensions greater than 3.65m (12 ft) 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;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

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 single storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes, 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

The proposal would be sited adjacent to the existing current double garage associated with the property and would be sited 0.28 metres from the neighbouring property no.10 Red Cedar Close. The neighbour would experience an additional 4 metres of built form extremely close to the boundary. However, as the proposal is only single storey and is limited to 4 metres in length, it is not considered to create an overbearing feature for the neighbour. No windows are to be inserted in the side elevation facing no.10 Red Cedar Close and as such no overlooking or privacy implications would occur. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. Due to the orientation of the properties along Red Cedar Close, the proposal would not give rise to any overshadowing or loss of light implications.

Due to the positioning of no.14 Red Cedar Close and since it sits on a corner plot, is it not considered that this neighbour would experience any significant negative visual/residential amenity implications as a result of the proposal.

Although the properties along Hemlock Way have views into the applicant's rear amenity space, the extension is only single storey and is sited 6.25 metres from the rear boundary line. As such, it would not create any negative privacy implications for the applicant or the neighbours.

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

Design and Appearance

The extension would have a rearward projection of 4 metres and would therefore exceed the rearward projection guidance set out in policy DC1.3 of the UDP. However, it falls within the guidance for rearward extensions set out for the Larger Homes Extensions. Given the overall depth of the rear garden and the extent of amenity space which would be retained in conjunction with the proposed extension, the overall depth of the proposed extension is considered to be acceptable in this instance.

The proposal would enable internal access to be created from the proposed extension to the retained garage accommodation. This feature within the rear extension is considered acceptable and can be seen in other residential settings.

The proposed extension has been designed sympathetically to relate to the existing property, and the materials would match the existing. The bin store would be made of timber. A materials condition to that effect is proposed to be attached to any consent granted.

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

Plans were amended following the inability for bins to be stored in the rear amenity space, as is currently the case. As confirmed by the agent via email on 9 July 2022, a bin store is proposed which would be made of timber and would be located to the side of the host property. This is considered an acceptable location as there is still adequate space for cars to be parked within the side amenity space.

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.

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 officers have worked with the applicant in a positive and proactive manner.

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, stamped as received by the City Council as Local Planning Authority on 7 June 2022.
- Drawing- Proposed- Floor Plans, numbered PS122 B, stamped as received by the City Council as Local Planning Authority on 7 June 2022.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 7 June 2022.
- Drawing- Proposed- Set Out Elevations, numbered PS222 B, stamped as received by the City Council as Local Planning Authority on 7 July 2022.
- Correspondence- Agent Response Confirming Timber Wood Will be Used for the Bin Store, stamped as received by the City Council as Local Planning Authority on 9 July 2022.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The external facing materials to be used on the extension hereby permitted shall match those of the existing building in terms of type, colour, texture and scale.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy(2012).

5) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to Policy EN18 of the Manchester Core Strategy (2012).

6) Prior to the occupation of the extension hereby approved , the timber bin store as shown on plan ref : Proposed- Set Out Elevations, numbered PS222 B, stamped as received by the City Council as Local Planning Authority on 7 July 2022 ,shall be implemented in accordance with the approved scheme and shall thereafter be so maintained.

Reason - In the interests of residential and visual amenity, and to ensure the safety of the occupiers and future occupiers, pursuant to Core Strategy Development Plan Document Policies DM1 and SP1 and saved Unitary Development Plan Policy DC1

Appendix 1 – List of consultees & neighbours notified

Environmental Health

14 Red Cedar Close, Manchester, M9 7GS
16 Red Cedar Close, Manchester, M9 7GS
19 Hemlock Way, Manchester, M9 7GR
17 Hemlock Way, Manchester, M9 7GR
15 Hemlock Way, Manchester, M9 7GR
11 Hemlock Way, Manchester, M9 7GR
9 Hemlock Way, Manchester, M9 7GR
10 Red Cedar Close, Manchester, M9 7GS

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 -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH