

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131911/FO/2021
Date registered valid:	13 October 2021
Proposal:	Erection of a single storey rear extension to form additional living accommodation.
Address:	31 Pasture Field Road, Manchester, M22 5JX
Ward(s):	Sharston Ward
Applicant:	Dr Maged Gharib 31 Pasture Field Road, Manchester, M22 5JX
Agent (if any):	Mr Soreen Billbas 48 Overlea Drive, Manchester, M19 1QU
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	7 July 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 November 2021

Standard consultations:

Printed: 13 June 2022 Expired: 4 July 2022

Neighbour notifications

Printed: 13 June 2022 Expired: 27 June 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

31 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 pasture land which is designated as Green Belt.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

Erection of a single storey rear extension to form additional living accommodation, the existing rear extension would be demolished to facilitate the proposal.

Originally the application proposed the following but due to concerns about overdevelopment the scheme was amended to a single storey rear extension only.

Erection of single storey front and rear extensions, raising of roof together with the installation of two rear dormers in association with the sub-division of the property to form 2no residential dwellinghouses

Consultations & Notification Responses

Local Residents – Ten letters of objection have been received but the concerns relate to the original application for the sub-division of the property and its extension.

Environmental Health – Suggests the imposition of a contaminated land condition.

Neighbourhood Team Leader (Arboriculture) – Voiced concerns about the original application and the impact it would have had upon a street tree.

Highway Services – Raised concerns about the sub-division of the property but no objections to the single storey rear extension now proposed.

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, notwithstanding this, the potential impact upon existing levels of residential and visual amenity must be assessed.

Design – The single storey extension would consist of matching bricks and tiles and the rear elevation would house two sets of bi-folding doors. The design of the extension is considered acceptable and would complement the existing dwelling.

Residential Amenity – Given the design and siting of the proposal it is not considered that the proposal would lead to a loss of privacy or excessive levels of overshadowing. As such it is not considered that it 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 extension it is not considered that the proposal would have an unduly detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the property.

Pedestrian and Highway Safety – The proposal will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Car Parking – Sufficient off-street car parking would remain for the occupants of the property.

Contaminated Land – The condition suggested by Environmental Health would be attached to any approval granted.

Impact on Trees – The street tree that was of concern to the City Arborist would remain.

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:

- a) Drawing no. 100 - Site location plan, stamped as received on 13 October 2021
- b) Drawing no. 104 - Proposed ground and first floor plans, stamped as received on 13 June 2022
- c) Drawing no. 106 - Proposed elevations, stamped as received on 10 June 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) The materials to be used on the external elevations shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity, pursuant to Policy DM1 of the Manchester Core Strategy.

4) 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 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. The development shall then 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.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy DM1 in the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Environmental Health
Highway Services
Neighbourhood Team Leader (Arboriculture)
Highway Services
Environmental Health

24 Pasture Field Road, Manchester, M22 5JU
Chamber Hall Farm, Styal Road, Manchester, SK8 3UA
24A Pasture Field Road, Manchester, M22 5JU
22 Pasture Field Road, Manchester, M22 5JU
22A Pasture Field Road, Manchester, M22 5JU
35 Pasture Field Road, Manchester, M22 5JX
33 Pasture Field Road, Manchester, M22 5JX
29 Pasture Field Road, Manchester, M22 5JX
27 Pasture Field Road, Manchester, M22 5JX
25 Pasture Field Road, Manchester, M22 5JX

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 - 40-49
Area Team Boundary - Name: SOUTH