

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132671/FH/2022

Date registered valid: 18 January 2022

Proposal: Erection of a part single, part two storey side and rear extension together with rear balcony and single storey side extension to form additional living accommodation

Address: 34 Leroy Drive, Manchester, M9 7EW

Ward(s): Charlestown Ward

Applicant: Mr M Raheel 34 Leroy Drive, Manchester, M9 7EW

Agent (if any): David Ormesher Holborow & Ormesher Ltd 15 Overton Close, Middlewich, CW10 0PZ

Case officer: Adam Mitchell
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Recommendation: Approval

Date of recommendation: 08.04.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11.03.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 January 2022 Expired: 9 February 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:

Tree Preservation Order:

Description of Site/Area

The submitted application relates to a two storey detached dwellinghouse located within a cul-de-sac in the Crumpsall area of North Manchester. The property benefits from a large front and splayed rear garden which lowers in gradient.

The remainder of the area is predominately residential in nature are houses of similar style and design of the proposal site.

Description of development

The submitted application seeks planning permission for the erection part single, part two storey side and rear extension together with rear balcony and single storey side extension to form additional living accommodation. The agent was advised early on in the planning process surrounding concerns relating to the lack of subservience of the side extension and the bulkiness of the roof profile of the proposal.

Following negotiation, the proposal has been revised in the interest of visual and residential amenity. Clarification has been provided in relation to the introduction of a greater setback along the first floor element of the two storey side extension, lessening the scale and introducing subservience to the extension. Additionally, the roof profile has been hipped to reduce the bulky appearance of the original application. The revised drawings are consistent and accords with DC1 of the Saved Unitary Development Plan (Email dated 15 March 2022 and attached revised plans).
Drawing: 21/02 REV 02

The part single part two storey side extension accommodates a bedroom and en suite on both ground and first floor levels, including front and side elevation windows on both floors. The proposed extension will incorporate a 0.7m dropdown level from the existing ridge height and a 2 metre setback on first floor from the principal elevation. The extension will cover the full depth of the original dwelling becoming flush with the original rear elevation, a tiled hipped roof would make up the extension's roof profile, with a height of the eaves 5.3m and maximum height of 7m. The width of the extension will measure approx. 3m.

The part two storey rear extension accommodates a games room, along the ground floor, with an additional two bedrooms along the first floor level, including 4 rear elevation windows inserted along the ground floor and 3 along the first floor. The part two storey rear proposed extension would incorporate a 1.3metre dropdown level from the existing ridge height. The extension would cover the full width of the original dwelling, a tiled hipped roof would make up the extension's profile, with a height of the eaves of 5.3m, maximum height of 6.6m and rear projection of 6 metres at ground floor and 4 metres at first floor. Additionally, the part single rear extension will constitute the hot tub and changing room area including 1 rear, 1 side and 1 front elevation windows and incorporates a width of 2.5metres, therefore leaving at the closest distance a 2.3metre gap with 32 Leroy Drive's shared boundary. A tiled hipped roof would make up the extension's roof profile, with a height of the eaves of 3, maximum height of 5m, width 2.5m and rear projection of 6 metres.

The single storey side extension situated on the western elevation of the original dwelling, accommodates a utility room and open plan kitchen area, including a side elevation door and 1 side elevation window and French doors situated along the rear elevation. The proposed extension will incorporate a 0.7m setback from the principal elevation. The extension would cover the full depth of the original dwelling, a tiled hipped roof would make up the extension's profile, with a height of the eaves of 2.9 m, maximum height of 4.2m, depth 6.9m, and width 1.9m along the front elevation increasing to 3.2m along the rear elevation.

Furthermore, a balcony is proposed along the rear elevation overlooking the rear garden, the balcony will cover the full width of the original dwelling and incorporates a glazed privacy screen on all sides.

Consultations & Notification Responses

Local residents were notified however none responded

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

Policy DC1.4 indicates that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

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.

Principle

The proposed development is a part single, part two storey side and rear extension together with rear balcony and single storey side extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. 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.

Issues

Residential Amenity

In light of the existing contextual relationship with the side boundaries and the revisions to the initially submitted plan and given the positioning of the application site and the relationship with the neighbouring dwellings, along with a substantially large plot of land, it is not considered that the revised proposal would unduly impact on residential amenity. The proposals are located to the eastern and western side of the property and rear. The part single storey rear extension would have a width of approx. 2.5metres, therefore leaving at the closest distance a 2.3metre gap with 32 Leroy Drive's shared boundary. Given this is a single storey extension and retaining a gap between the boundary and the extension it is deemed that no significant overbearing or overlooking impacts will occur as a result of this proposed extension.

Furthermore, the single storey side extension on the western side of the property would maintain a gap of 0.9metres from 36 Leroy Drive's boundary. It is noted that a side elevation window is proposed within this extension however, given the positioning of the two dwellings and the boundary screening with the window overlooking a blank gable wall, it is not considered to give rise to undue overlooking or loss of privacy to the neighbouring occupiers. Additionally, given the application property is to the immediate north and east, the western elevation single storey side extension would be expected to bring some additional overshadowing in the morning period for 36 Leroy Drive, however given the orientation of the neighbouring property the overshadowing will again be present over the blank gable wall and as such it is not considered as so significant

in this instance to warrant refusal. The proposals would retain a gap to the boundary and the neighbouring property is also set off the boundary.

It is noted that the part single part two storey side extension proposes side elevation windows with sight lines across to the boundary wall of 32 Leroy Drive. These side elevation windows will be obscurely glazed to minimise any potential significant overlooking or loss of privacy on the neighbouring property.

The property benefits from a large rear garden area and whilst the rearward projection of both ground floor and first floor rear extensions are longer than referred to in DC1 with an overall length of 4 and 6 metres respectively, it is below that which could be implemented as a maximum length under the larger homes extension regulations. It is considered that the revised scheme would not give rise to significant adverse impacts to visual and residential amenity to the neighbouring properties as to warrant refusal to the proposed development.

The proposed development would allow for amenity space to be retained along the front, side and rear of the application site, with the existing off-street car-parking to be maintained.

In terms of the proposed rear balcony on the northern side of the property this would be sited at first floor within 4.8 metres of the side boundary with 32 Leroy Drive. A glazed screen has been incorporated across the elevations to prevent overlooking from this element on the surrounding neighbouring properties. It is not considered given the distances and screening from the balcony that there would be unacceptable impacts in terms of loss of privacy or overlooking of number 32 and 36 Leroy Drive. It is not considered that the use of the balcony would give rise to unacceptable impacts on residential amenity. It is noted that the application property and other properties have private amenity space and the use of the balcony is considered to reflect those uses of amenity space. The inclusion of the obscured screen would assist in limiting noise.

Visual Amenity

The amendments to incorporate a greater setback of the first floor two storey side extension, implementing hipped roofs across the proposal and drop in the ridge height of the roof will assist in making the extensions appear subservient to the existing property. The use of similar materials to the original dwelling in assimilating the extensions to the existing property and the wider street scene. Given the set back and gap to the boundary and the set back of the property from the street it is not considered that the proposals would give rise to concerns of terracing along the street. The proposals are to enlarge a detached property that sits within substantial grounds as such they are not considered to give rise to unacceptable impacts on the visual amenity or character of the area or the streetscene.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would 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 policies DM1, EN1 and SP1 and saved UPD policy DC1.

Height, Scale and Massing

The height of the proposed extensions appropriately relates to the height parameters of the existing building. The height of the proposed part single, part two storey side and rear extension have tied in with the existing building. It is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Waste Management

There is sufficient land to the rear of the property to store the bins without causing any additional residential amenity.

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: Approval

Article 35 Declaration

Officers have worked with the agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the 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 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 documents and drawings:

21/02 REV 02 Stamped as received by the City Council, as the Local Planning Authority on 15 March 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

- 4) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings : 21/02 REV 02 received by the City Council as Local Planning Authority as City Council on 15 March 2022

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

- 5) The windows in the eastern side elevation (boundary to number 32 Leroy Drive) and the protective screening across the rear balcony shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative 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 Policy H2.2 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

36 Leroy Drive, Manchester, M9 7EW
9 Polefield Road, Manchester, M9 6FN
13 Polefield Road, Manchester, M9 6FN
11 Polefield Road, Manchester, M9 6FN
33 Leroy Drive, Manchester, M9 7EW

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: NORTH1