

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132959/FH/2022

Date registered valid: 17 February 2022

Proposal: Erection of part single/part two storey side extension to form additional living accommodation

Address: 25 Scholars Drive, Manchester, M20 1AY

Ward(s): Old Moat Ward

Applicant: Mr Hewa Balisane, 25 Scholars Drive, Manchester, M20 1AY

Agent (if any): Mr Andrew Brodie, AGB CAD Services Ltd, Royal Mills, 2 Cotton Street, Manchester, M4 5BD

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 April 2022

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: 18 February 2022 Expired: 11 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a modern two storey semi-detached C3 dwellinghouse of buff brick and white render, with a grey gable roof and front porch. The property has not previously been extended and includes a driveway and front and rear gardens.

Description of area

Scholars Drive is a modern residential housing estate within the Withington ward. It is characterised by similar pairs of semi-detached family dwellinghouses with gardens. The estate is sited between Withington metrolink stop and the district centre.

Description of development

The applicant is seeking permission to build a part single, part two storey side extension to provide additional living accommodation for a family dwellinghouse.

Consultations & Notification Responses

Local residents, as per appendix – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a part single, part two storey side extension to provide additional living space is acceptable given the provisions of UDP policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The extension would be sited on the north-east elevation of the house, projecting 2.3m to the side, spanning the full depth of the property at ground floor and 6.14m at first floor. The single storey element at the front would have an eaves height of 2.5m and a maximum height of 3.25m, The first floor element would have an eaves height to match existing and a ridge set 0.5m lower than existing. The front elevation would be set back from the principle elevation by 1.9m and set off the side boundary, shared with No.27, by 0.1m. The significant setback ensures that the development gap between the two properties can be shared equally without leading to a terracing effect in the future. Originally the proposal featured a much smaller setback and successful negotiations took place to increase this to 1.9m. The extension does not exceed half the width of the original house and the lowered roofline ensures a subservient appearance, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including buff brickwork, grey roof tiles and white uPVC windows/doors and this has been conditioned. The extension features a window at ground and first floor in both the front and rear elevations, to match existing, with no windows or doors proposed for the side elevation. The roof would replicate the gable with a pitch to match existing and a ridge set lower. The extension features a setback to ensure a subservient appearance and protect the visual amenity of the house and area. The proposal is to be built of appropriate matching materials and would be in-keeping with the style of the property and estate and is very similar in scale and design to the extension built at No.50 Hasper Avenue, hence it is not considered to form an obtrusive feature within the street scene of Scholars Drive, nor negatively impact upon the visual amenity of the property or wider area.

Residential amenity – The proposal is not considered to significantly overshadow the neighbouring property to the north, No.27, as the proposal would not project beyond the front or rear elevation and there is only 1 small window (first floor bathroom) within the side elevation of No.27. There are no side facing windows proposed for the development, hence overlooking is also not deemed an issue and no objections have been received from the local residents notified of the development, hence the proposal is considered acceptable in terms of residential amenity.

Refuse storage and parking – The proposal would not leave a gap to the boundary for transport of refuse bins to the garden, therefore a bin store condition has been attached. The driveway would be retained at the front with space for 1 car, in accordance with policy DM1.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 drawings numbered '006', stamped as received by the City Council as Local Planning Authority on the 17th February 2022, and revised drawings '004 A' and '005 A', stamped as received by the City Council as Local Planning Authority on the 7th April 2022.

Reason - To ensure 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 building in type, size, colour and texture, as stated on the submitted application form.

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) Details of a secure and ventilated bin store shall be submitted to approved by the City Council as Local Planning Authority. The approved bin store shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

27 Scholars Drive, Manchester, M20 1AY
23 Scholars Drive, Manchester, M20 1AY
103 Doncaster Avenue, Manchester, M20 1DN
101 Doncaster Avenue, Manchester, M20 1DN
10 Scholars Drive, Manchester, M20 1AY

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 - All Exceeding 90M
Area Team Boundary - Name: SOUTH