

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133167/FH/2022

Date registered valid: 16 March 2022

Proposal: Erection of a single storey front, side and rear extension to form additional living accommodation

Address: 52 Bankside Road, Manchester, M20 5GD

Ward(s): Didsbury East Ward

Applicant: Mr Lee Whittaker 52 Bankside Road, East Didsbury, Manchester, M20 5GD

Agent (if any): Mr Paul Ward 29 Sherway Drive, Timperley, Altrincham, WA15 7NU

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10th May 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	3 May 2022
Standard consultations:	Printed: 24 March 2022 Expired: 14 April 2022
Neighbour notifications	Printed: 24 March 2022 Expired: 14 April 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

The property relates to a two storey semi detached property in the Didsbury East Ward area of Manchester. A detached garage is located along the shared boundary with no. 54 Bankside Road. There are gardens to the front and rear with access along the side. Off road car parking is available at the front of the property.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character

Description of development

The applicant is seeking planning permission for the erection of a single storey front, side and rear extension to form additional living accommodation.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No objections have been received in respect of this application.

MCC Flood Risk Management – If approved have recommended the attaching of a condition requiring a further Flood Risk Assessment ensuring internal floor levels and other matters. Given the nature and scale of the proposals and the submitted information relating to internal floor levels matching the existing property in this instance the attaching of an informative is considered acceptable.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

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

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are no previous planning applications relating to this site.

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey front, side and rear extension to form additional living accommodation

The extension would project forward of the existing building line by 1.4m approximately with a projection off the side wall of 2.4 metres approximately up to the shared boundary with no. 54 Bankside Road. The proposal would extend along the side with a projection beyond the rear wall of 4.3m wrapping around the property and up to the shared boundary with the adjoining semi detached property no. 50 Bankside Road. The extension would extend along the side wall with a projection beyond the rear wall of 4.3m.

The roof would be a hipped roof with the inclusion of three moderate size roof lights and one small roof light to the side and rear roof. A window is proposed on the front with a new entrance door and window. To the rear is double doors with windows either side and a single window. No windows are proposed along the side.

It is not considered that the introduction of an extension to the front, side and rear would give rise to overshadowing or loss of light to the surrounding properties, especially given that the adjoining and adjacent properties both have additions to the rear of their properties. Although the extension would be visible from the public highway and therefore would feature within the street scene. The character of the area has been retained and is in keeping with the existing and other houses in the area and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property. It is considered that the proposal would be proportional to this dwellinghouse and although projects beyond the principal elevation, is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall the proposal is considered to comply with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Scale and Mass

Although the extension would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The appearance is acceptable and its impact upon visual amenity is considered negligible. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house. The size and footprint of the proposed extensions are not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use matching bricks and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the front and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Flood risk matters

Flood risk requested further information with regards to providing a plan showing the finished floor levels (FFLs) taking into consideration predicted flood levels. The applicant responded via email on 10th May 2022 confirming that FFL's would be the same as the existing house.

Disabled access

Not applicable

Bins

As the access along the side would be removed due to the proposed extension, a new bin location has been provided along the shared boundary with no. 50 Bankside Road to the front of the property. The bins would be enclosed within a timber surround and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

The applicant shows that off street car parking would be retained to the site including an additional off road car parking space as annotated on plan no. 52BR-2022-02 and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

Overall, the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan. It is not considered that the introduction of a side/front extension and rear dormer would provide visual harm to the adjacent or surrounding properties in the area. In addition, no comments or objections have been received from local

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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:

Received on 10th March 2022 numbered 052-BR-03 Proposed Block-Site Plan

Received on 10th March 2022 numbered 052-BR-02 Proposed Plans and Elevations

Flood Risk assessment received 10th 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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Informative

Consideration of flood safety measures (such as signing up for EA flood warnings) and evacuation plans where required. - See <https://www.gov.uk/guidance/flood-riskassessment-standing-advice> for further guidance on preparing your documents and obtaining the required data.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

54 Bankside Road, Manchester, M20 5GD

26 Norview Drive, Manchester, M20 5QF

33 Bankside Road, Manchester, M20 5QE

50 Bankside Road, Manchester, M20 5GD

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 45M

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Benefitting From Flood Defences -

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH