

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132824/FH/2022

Date registered valid: 22 February 2022

Proposal: Erection of a single storey rear and part single, part two storey side extension to provide additional living accommodation

Address: 3 Crandon Drive, Manchester, M20 5WL

Ward(s): Didsbury East Ward

Applicant: Mr & Mrs Moore, 3 Crandon Drive, Manchester, M20 5WL

Agent (if any): Mr Simon Miles, S R Miles Ltd, 28 Parrs Wood Avenue, Manchester, M20 5ND

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19.04.2022

Standard consultations:

Printed: 28 February 2022 Expired: 21 March 2022

Neighbour notifications

Printed: 28 February 2022 Expired: 21 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

The property that is the subject of this householder application is a 2 storey brick built bay fronted semi-detached dwellinghouse. It is identified as 3 Crandon Drive, it is a small cul-de-sac accessed off the main A34 route into the City. It has gardens to the front and rear, with the open plan front garden having been hard surfaced and is used to park a car. The rear garden is laid to lawn and is accessed down the side of the property via a side gate. Number 3 Crandon Drive is set at an acute angle to the next pair of houses numbers 5 and 7 Crandon Drive.

The host property currently has a single storey conservatory on the rear of the property, which sits on the common boundary with number 1 Crandon and projects rearward approximately 3 metres. This would be demolished to facilitate the development.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, and this part of the area comprises of similar sized cul-de-sacs with semi-detached properties of a similar character and size to the properties on Crandon Drive.

Description of development

The proposal is for a single storey rear extension and part single part 2 storey side extension. The 2 storey element on the side is a very modest extension. It would create additional accommodation in the form of a ground floor WC and increase the size of the third bedroom. The single storey rear extension would occupy the same rearward projection as the conservatory that is to be removed, however runs the full width of the rear of the property and extends marginally towards the common boundary with number 5 Crandon Drive. At it's closest

point at ground floor it would retain 0.8 metres to the common boundary. The single storey extension would have a very shallow pitch and would have 2 roof lights within to provide natural lighting. The ground floor would also be reconfigured so that the new extension becomes an open plan kitchen diner, and the old area that housed the kitchen would become a utility room

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Flood Risk Management- As the proposed development is within Flood Zone 2, flood mitigation measures should be implemented on site as set out within the Flood Risk Statement document (dated: 22.02.2022) which was submitted with this planning application.

Issues

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.
- o 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 EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- 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 - The principle of extending an existing residential property in an established residential area is considered acceptable.

Notwithstanding this, consideration must be given to the extensions siting, scale and massing, design, appearance and to the proposal's impact upon existing levels of residential amenity.

Siting - The amended proposal is to the side and rear of the property. The 2 storey elements are modest and take the property only slightly closer to number 5 Crandon than the current situation.

The proposal accords with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Design and Appearance - The design is similar in appearance to other properties that have had the benefit of extensions within the vicinity of the site. It remains subservient to the host property, being set back considerably from the front, has a hipped roof and a lower height of the extension ridge. The materials to be used would match those of the existing property. It is considered that the proposal would be in keeping with the character of the original dwelling house and the area within which it is located.

The design is sympathetic to the general character of the building and therefore the proposal is acceptable with both policies SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Scale and Massing - The first floor side extension would be set back from the front elevation considerably, the roof lines have been hipped reducing the bulk and massing along the common boundaries and takes the extension at its highest point well within the applicants own site away from the boundaries. The result is a subservient structure when viewed within the context of the host property.

Residential Amenity- It is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. The extension has been proposed with the single storey elements at the closest points to the neighbouring properties, and the modest 2 storey element to the side and rear is in a position where they would not result in loss of light, overshadowing or overlooking. There is one window in the side elevation at first floor that serves the WC this would be obscurely glazed. The remainder of the windows are in the rear elevations, looking out over the applicants' own garden. There are 2 roof lights to provide additional natural light over the kitchen.

As such it is considered that the proposal accords with Policies DC1 and DM1 of the Core Strategy.

Visual Amenity- The design of the proposals are typical of extensions within the area, the extensions would remain subservient to the host property, and with the materials being proposed the same as the existing property there would be no detrimental impact upon the house itself or upon the character of the area within which it is located.

It is now considered that the proposal accords with the principles for residential extensions set out in saved UDP policy DC1, DC1.5 and policies SP1 and DM1 of the Core Strategy.

Parking - There is existing off - street parking in curtilage on the driveway. This is not affected by the proposal and accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Refuse bin storage - There is sufficient space to store the bins either in the rear or alongside of the property which accords with the principles set out in policy EN 19 of the Core Strategy.

Conclusion - The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policies DC1, DC1.5 and policies SP1 and DM1 of the Core Strategy.

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 accordance with policy in particular policies DC1 and DM1 with the attachment of appropriate conditions.

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:

Proposed Plans and Elevations-22-322-PL200

Location Plan-PL000

Received 2nd February 2022.

Flood Risk Statement document (dated: 22.02.2022)

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 building in type, size, colour and texture, including patching in and mortar, as stated on the Householder 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) 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 plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) The applicant should design and construct a drainage system to prevent the increased risk of Flooding.

Reason- To improve and protect water quality and ensure future maintenance of the surface water drainage system. pursuant to policy EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

4 Crandon Drive, Manchester, M20 5WL
2 Crandon Drive, Manchester, M20 5WL
1 Crandon Drive, Manchester, M20 5WL
5 Crandon Drive, Manchester, M20 5WL
6 Greenview Drive, Manchester, M20 5NY
4 Greenview Drive, Manchester, M20 5NY
2 Greenview Drive, Manchester, M20 5NY

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
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH