

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132322/FH/2021

Date registered valid: 3 December 2021

Proposal: Erection of a two storey front extension and dormer to front, extensions to first floor rear dormer, single storey rear extension with chimney following demolition of existing conservatory, raising of ridgeline, alterations to window openings, application of render to walls, extension of hardstanding to front for on-site turning, provide planter to front and terrace to rear.

Address: 8 Spath Road, Manchester, M20 2FA

Ward(s): Didsbury West Ward

Applicant: Mr and Mrs Hammond, 8 Spath Road, Manchester, M20 2FA

Agent (if any): Sean Smith, SSHARC Ltd, Beech House, 21 Heath Lane, Croft, WA3 7DH

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25.01.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21.01.2022

Standard consultations:

Printed: 10 December 2021

Expired: 31 December 2021

Neighbour notifications

Printed: 10 December 2021

Expired: 31 December 2021

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

The property is a large detached residential property located within a residential area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of a two storey front extension and dormer to front, extensions to first floor rear dormer, single storey rear extension with chimney following demolition of existing conservatory, raising of ridgeline, alterations to window openings, application of render to walls, extension of hardstanding to front for on-site turning, provide planter to front and terrace to rear.

Consultations & Notification Responses

No comments received from neighbouring properties

West Didsbury Residents Association – No objection subject to the imposition of a condition relating to bat/swift bricks being included in the redevelopment.

John Leech – Supports the comments of West Didsbury Residents Association

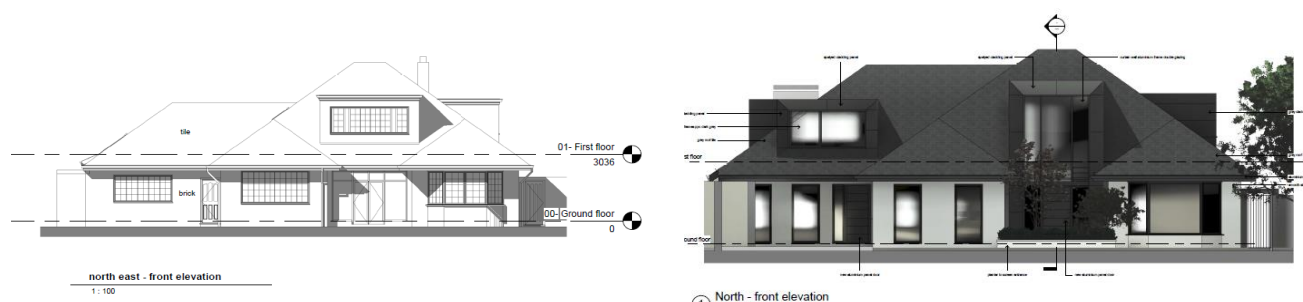
Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 for Residential Extensions is a saved policy.

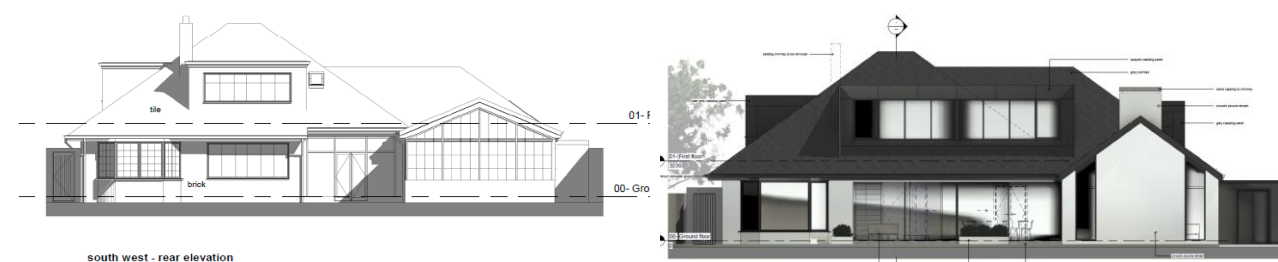
The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
 Policy DM 1 - Development Management
 Policy SP1 - Spatial Principles
 The National Planning Policy Framework (NPPF)

Issues

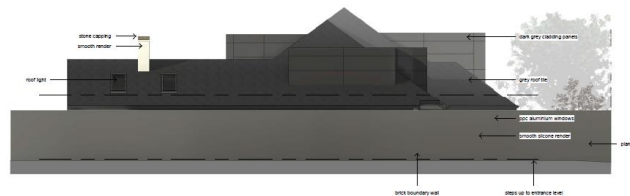
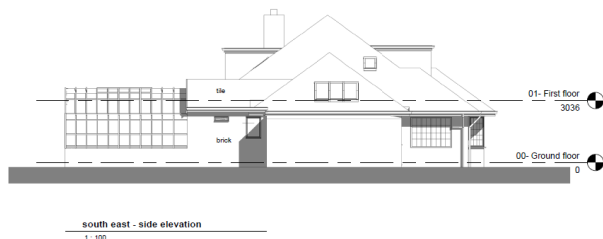
Design and Appearance - The proposal is for the erection of a two storey front extension and dormer to front, extensions to first floor rear dormer, single storey rear extension with chimney following demolition of existing conservatory, raising of ridgeline, alterations to window openings, application of render to walls, extension of hardstanding to front for on-site turning, provide planter to front and terrace to rear.



All works proposed are to make the dwelling more contemporary in appearance. The existing dwelling, whilst attractive, does not have any particular architectural features that warrant protection. The brick (and boundary walls) will be finished in smooth render, the ground floor opening will be altered and increased in size, there would be a central two storey feature in the stead of the porch with dormer above. The overall height of the dwelling would not be increased but the size of the roof would be increased to increase the amount of first floor accommodation together with the insertion of a bling dormer feature. The effect of these alterations would be to improve the appearance of the dwelling.



To the rear the existing dormer would be increased in width, the existing conservatory would be replaced with a single storey rear extension with chimney feature and there would be a small scale infill side extension, again the ground floor openings will be altered and increased in size.



It is considered that the proposal would not have an adverse impact upon the visual amenity of the host dwelling or the street scene. The proposals are considered to be acceptable having regard to policy DC1 of the Unitary Development Plan, which takes into account the needs of the occupant.

Scale and Massing and impact on Residential Amenity – The proposal would not adversely impact on any neighbouring property by virtue of overlooking, loss of light or overbearing impact by virtue of the distance of the proposals from the boundaries, replacement of existing structures and mature and established boundary screening.

The scheme would increase parking, but would not lead to a loss of a significant amount of landscaping and would not affect trees.

The scheme would not affect bin storage on site.

Ecology – A request was made by West Didsbury Residents Association to incorporate Bat/Swift bricks into the design. This request was passed onto the applicant, however they did not believe that the request was necessary. In advance of the enactment of the Environment Act 2021 and given the scale of the scheme the local planning authority could not insist on this provision in this instance.

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 policy DC1, 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

The application was determined in a positive and proactive manner. No significant problems have arisen during the consideration of this application.

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 following drawings and documents:

ELEVATIONS
FIRST FLOOR
GROUND FLOOR
LOCATION PLAN

Received 25 Nov 21

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 extensions hereby permitted be as stated on the application forms and approved drawings.

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 policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Lancaster Road & Spath Road Residents

List of properties notified on Uniform

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

Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH