

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132825/FH/2022

Date registered valid: 2 February 2022

Proposal: Erection of a two storey side extension to provide additional living accommodation.

Address: 14 Lynway Drive, Manchester, M20 4TS

Ward(s): Didsbury East Ward

Applicant: Mr And Mrs Jones, 14 Lynway Drive, Manchester, M20 4TS

Agent (if any): Mr Steven Mellor, William McCall, The Old Post Room, 34 Chew Valley Road, Saddleworth, OL3 7DA

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

Recommendation: Approve

Date of recommendation: 20 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: 9 February 2022 Expired: 2 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 two storey semi-detached C3 dwellinghouse of red brick and white render with a hipped roof. The property features a canopy over the front door and existing single storey side and rear extension (071739/FH/2004/S1) and the plot includes a driveway to the front, detached garage and a side and rear garden.

Description of area

Lynway Drive is a short residential cul-de-sac within East Didsbury, characterised by similar family dwellinghouses arranged in semis and benefits from its proximity to Fog Lane Park and the Wilmslow Road bus corridor.

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 1 – No comments received.

Policies

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

Unitary Development Plan (UDP, 1995) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 for a family dwellinghouse is acceptable, 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 two storey extension would be sited on the north side of the house, projecting 2.9m to the side, with a depth of 5.67m at ground floor and 4.9m at first floor. The 0.8m single storey element at the front would have an eaves height of 2.8m and a maximum height of 3.5m. The two storey element would have an eaves height to match existing and a ridge set 1.2m lower than existing. Due to the significant gap left to the boundary, of 4.6m, the development gap between No.14 and No.13 can be shared equally and due to the wide splayed plots at the end of the cul-de-sac there is no risk of terracing.

Originally the proposal was flush with the principal elevation at first floor with a flush front roof slope and negotiations took place to improve the design, to which the agent obliged. Although the front elevation at first floor would be flush with part of the principal elevation, it would be set back 0.8m from the bay windows, the roof would be set back 0.55m from the existing front slope and the width would be less than half that of the original house, hence the proposal is deemed subservient to the host dwelling, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including matching brickwork, roof tiles and white uPVC windows/doors. The extension would feature a bay window at each floor within the front elevation, a high level window at each floor and a ground floor door within the side elevation and a small bathroom window at first floor within the rear elevation. The roof would be hipped with a pitch to match existing. The proposal is to be built of appropriate matching materials and the design would be in-keeping with the style of the property and surrounding residential development. Due to the siting at the end of the street and the angle of the property, the extension would not form a particularly prominent feature within the Lynway Drive street scene. Of the 16 properties on this street, 8 have two storey side extensions, hence the proposal is not considered to negatively impact upon the visual amenity of the property or wider area.

Residential amenity – The proposal is not considered to overshadow the neighbouring property, No.13 sited north-west of the site, as the proposal would leave a gap of 4.6m to the shared boundary. The extension would sit in the shadow from the existing house and would cast its own shadow over the applicant's detached garage and side garden. Although there are side-facing windows proposed for the development, those in the first floor would only provide limited oblique views over the front of the No.13 and its garage/side garden, as views would be directed instead over the applicant's own garden to the side, which is considered acceptable. In addition to this, 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 leave a gap of 0.7m to the existing/retained detached garage, hence refuse bins can remain stored in the garden. The driveway would be retained at the front with space for 2 cars, therefore off-street parking provision and the storage of refuse accords 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.

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 agent 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 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 revised drawing numbered '10/21/155 1 of 2 Rev A', stamped as received by the City Council as Local Planning Authority on the 5th 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 extensions hereby permitted shall match those of the existing building, as specified 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.

Appendix 1 – List of consultees & neighbours notified

4 Mardale Avenue, Manchester, M20 4TU
35 Parkville Road, Manchester, M20 4TX
31 Parkville Road, Manchester, M20 4TX
27 Parkville Road, Manchester, M20 4TX
25 Parkville Road, Manchester, M20 4TX
23 Parkville Road, Manchester, M20 4TX
6 Mardale Avenue, Manchester, M20 4TU
2 Mardale Avenue, Manchester, M20 4TU
12 Lynway Drive, Manchester, M20 4TS
33 Parkville Road, Manchester, M20 4TX
29 Parkville Road, Manchester, M20 4TX
11 Lynway Drive, Manchester, M20 4TS
13 Lynway Drive, Manchester, M20 4TS

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