

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132724/FH/2022

Date registered valid: 31 January 2022

Proposal: Erection of a two storey side and rear extension, part single/part two storey rear extension with balcony over, alterations to front elevation (new balcony and porch, gable roof extension and dormer extension) and associated elevation alterations to form additional living accommodation

Address: 5 Saxfield Drive, Manchester, M23 1PY

Ward(s): Baguley Ward

Applicant: Mr Hassnain Naqvi 5 Saxfield Drive, Manchester, M23 1PY

Agent (if any): Mr Kyle Swift 8 Barbican Way, Pontefract, WF8 4SU

Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 March 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 February 2022 Expired: 25 February 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/area

Large detached dwellinghouse situated at the head of a short cul-de-sac. Garden and driveway to the front and very large garden at the rear. Beyond the rear garden there is a wooded area. The area is predominantly residential in nature.

Listed building: no

Conservation area: no

Tree Preservation Order: no

Description of development

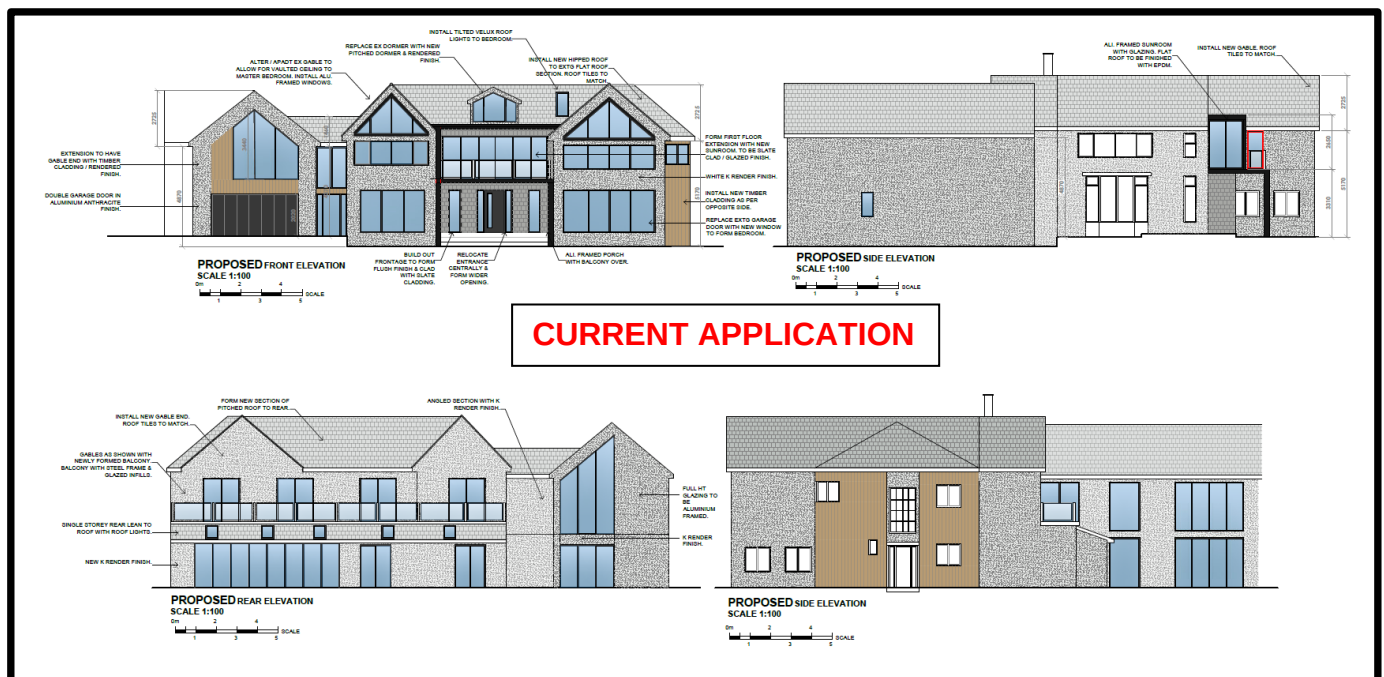
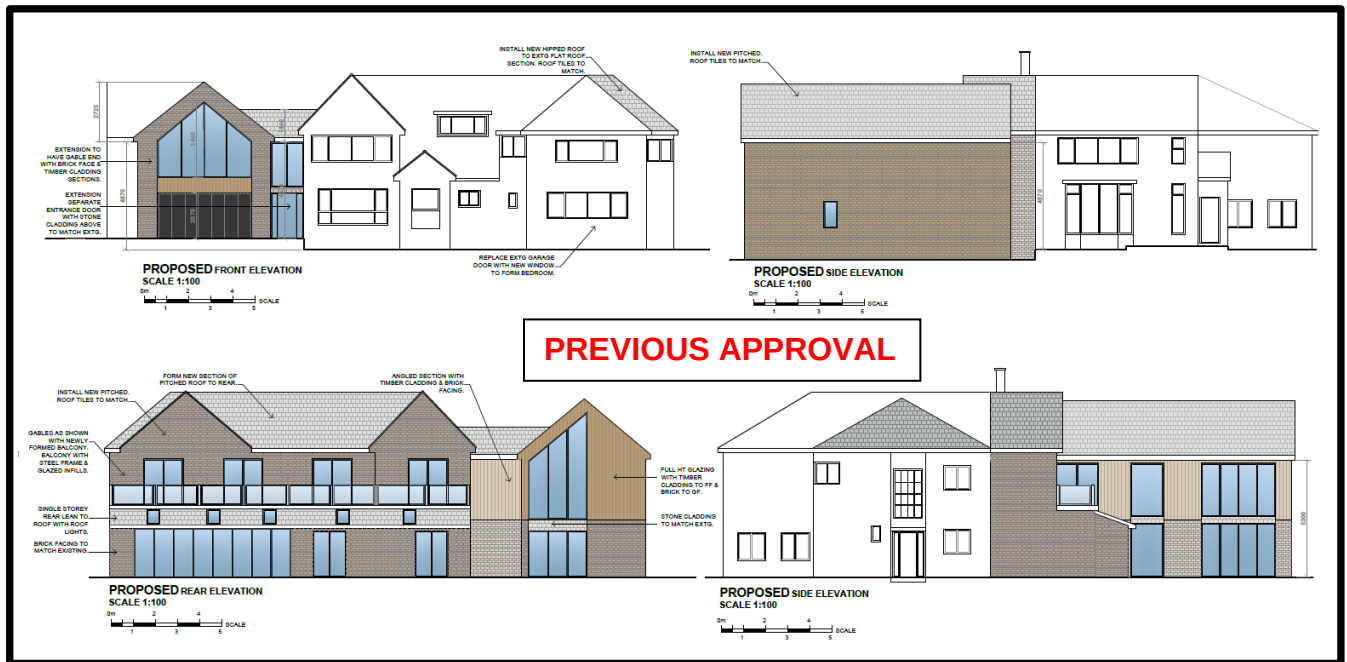
In October 2021 the applicant obtained planning permission (131435/FH/2021) to erect the following

Erection of a two storey side and rear extension, part single/part two storey rear extension with balcony over and associated elevation alterations to form additional living accommodation

The applicant is now proposing to erect the following, essentially the same proposal but with additional elements to the front which have been highlighted:

Erection of a two storey side and rear extension, part single/part two storey rear extension with balcony over, alterations to front elevation (new balcony and porch, gable roof extension and dormer extension) and associated elevation alterations to form additional living accommodation

The previous approval and current proposed are shown below:



Consultations & Notification Responses

Local Residents – Two letters of objection have been received, the comments are summarised below:

- Saxfield Drive is a very narrow road with very limited parking spaces. The existing parking facilities of 5 Saxfield Drive would be severely reduced by the development.
- The proposal would lead to a loss of light
- This is a major concern which would have a detrimental affect on our current visual amenity.
- The view from my property would be impaired by the sight of a brick wall overlooking my property, giving the impression of being 'hemmed in' and enclosure.
- The development would, in my opinion, be dominant and overbearing in relation to other properties in the locale.

- A nine bedroom property on a short, quiet cul-de-sac would mean an excessive number of cars requiring parking spaces that are non-existent. Access by emergency/refuse collection vehicles, etc. would be severely impeded.
- With nine bedrooms there is the possibility of 18 extra people living next door to me with incumbent noise, disruption and lack of parking.
- There is very little off road parking on the properties driveway at the moment and limited parking outside on the road itself. It is a small avenue with only 5 other properties on it. To suggest there is enough amenities and room for a potential 9 bedroom house without disruption to the existing neighbours and neighbourhood is ludicrous. There is going to be a huge amount of distribution to the road while the property is being built as there is nowhere for the construction people to park without blocking or restricting everyone drive.
- The proposed finish of the property is also not in keeping with the rest of the existing properties.

Policies

Saved UDP Policy DC1, Residential Extensions – Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a) the general character of the property;
- b) the effect upon the amenity of neighbouring occupiers;
- c) the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d) the overall appearance of the proposal in the street-scene;
- e) the effect of the loss of any on-site carparking.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, the most relevant of which in this instance are:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.

- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity and landscape.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

Issues

Principle of the Proposal – Given the previous approval on the site, the principle of the development is considered acceptable. Notwithstanding this, consideration must be given to the potential impact upon existing levels of residential and visual amenity enjoyed within the vicinity of the site.

Design – The design of the proposed extensions is considered acceptable and complements the existing property which is in need of modernisation.

Residential and Visual Amenity – The proposed extension would not have a detrimental impact upon the levels of residential and visual amenity currently enjoyed within the vicinity of the site. The rear balcony is situated over 13 metres away from the maturely landscaped common boundary with the adjoining property and would not result in any undue loss of privacy. The balcony on the front elevation would be between 11 and 14 metres away from the common boundaries with nos. 3 and 8 Saxfield Drive. Given its location and the orientation of the neighbouring properties, it is not considered that this balcony would have a detrimental impact on existing levels of residential amenity.

It is not considered that the comings and goings associated with the future residents of the property would be unduly excessive so as to prove detrimental to existing levels of residential amenity and so warrant refusal of the application.

Overshadowing – Given the orientation of the existing properties and the location of the proposed extensions, it is not considered that the proposed development would lead to the overshadowing of the neighbouring dwellings.

Pedestrian and Highway Safety – The proposal will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Car Parking – Sufficient off-street car parking would remain within the curtilage of the site for the future occupants of the property.

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 to resolve any matters arising in relation to dealing with the planning application.

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:

a) Drawing no. 03a, stamped as received on 31 January 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

8 Saxfield Drive, Manchester, M23 1PY
4 Saxfield Drive, Manchester, M23 1PY
3 Saxfield Drive, Manchester, M23 1PY

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
Site of Biological Interest - Name: Blackcarr Wood & Baguley Bottoms
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH