

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132165/FH/2021

Date registered valid: 15 November 2021

Proposal: Erection of a single storey extension to detached garage to form ancillary accommodation

Address: 33 Daresbury Road, Manchester, M21 9NA

Ward(s): Chorlton Ward

Applicant: Mr Nick & Mrs Annette Sills, 33 Daresbury Road, Manchester, M21 9NA

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 12.01.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: December 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 November 2021

Expired: 10 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

The application relates to a large two storey detached dwellinghouse on a corner plot. It sits at the junction of Daresbury Road, Hampton Road and Hewlett Road. The property comprises of red brick and white render with a hipped terracotta roof and bay windows. It features walled front and a large rear garden which is enclosed by a brick wall with piers and a timber panel above to approximately 1.8- 2 metres in height to the boundaries with the highway. Within the rear garden stands the existing free- standing garage and to the other side of the property a small single storey extension presumably added to the property under Permitted Development Rights.

Planning history:

120478/FH/2018 was previously refused in 2018. The proposal was for: Installation of new roof with increased ridge height and gables to replace existing roof, and installation of dormer to rear.

The reason for refusal was: The proposal, by reason of the height of the raised ridge and scale and massing of the resultant roof, would form an overly dominant and incongruous feature within the street scenes of Daresbury Road, Hampton Road and Hewlett Road, thus harming both the visual and residential amenity of the area. As such, the proposal would be contrary to saved policy DC1 of the Unitary Development Plan and policies DM1 and SP1 of the Core Strategy.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located at the junction of 3 residential roads on the western side of Chorlton; Daresbury Road, Hampton Road and Hewlett Road. The surrounding houses are mostly two storey semi-detached dwellinghouses in the same style as the applicant's property, red brick and white render, mostly with hipped roofs and some houses on the south side of Daresbury Road have gables. The area benefits from being close to Chorlton District Centre and Turn Moss Playing Fields.

Description of development

The proposal is for the erection of a single storey extension to the existing free- standing garage extension to create additional garage accommodation study and a summerhouse. The extension would project from the rear of the existing garage by 5.6 metres. It would be 6.6 metres wide and would be connected by an internal door to the existing garage. There are windows proposed in the rear elevation, and patio doors on the return wall facing into the applicants' own garden. There are no windows along the boundary facing number 31 Daresbury Road.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Core Strategy - 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.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o 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.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

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

Principle

The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to the proposals siting, scale, massing, design, and appearance and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The single storey extension would be attached to the rear of the existing free standing garage. The existing gap between the house itself and the garage would be retained. It would project a further 5.6* metres from the rear along the boundary with number 31 Daresbury Road. There are no doors or windows along that elevation with the fenestration being on the rear or the return wall overlooking the applicants own garden. As such there is no impact from overlooking or loss of privacy on the neighbouring property at number 31 Daresbury Road. The other nearest properties are across a public road, and are not impacted.

The proposed extension would be single storey and would have a hipped roof which reduces the height and massing along that boundary. There is a large conifer tree within the garden that is to be removed, which will create more light within the garden of both number 33 and 31

Daresbury Road. it is not considered that the single storey extension would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties. Given that the property sits on quite a large corner plot it would retain an acceptable amount of usable external amenity space for the occupants of the property.

On balance, the proposed extension is considered to be acceptable in terms of its impact on residential amenity and is therefore considered to be in accordance with saved UDP policies DC1 and Core Strategy policy DM1.

Scale and Massing

At single storey and given the ample size of the host property, the single storey extension proposed is considered both proportionate and subservient in the context of the original property and the neighbouring properties. As a detached property a comparable sized extension could be constructed under the larger homes extension which could be of a similar rearward projection as the existing and proposed structures combined, and, occupy the full width of the property. Whilst it has a 5m rearward projection, it has been designed with a hipped roof, which reduces the massing on the latter portion of the extension taking the height central to the extension and away from the boundary.

The height and the location of the extension has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1 and DM1 of the Core Strategy.

Design and Appearance

The application proposes a design that fits the aesthetic of the original dwelling utilising the space available to the rear of the property. It is proposed that where possible materials shall match the existing dwelling house. A materials condition has been attached to ensure that the materials are adhered to as stated in the application forms.

For the reasons stated above it is considered that the extension would be in keeping with the character of the original dwelling.

Car Parking

The proposal does not affect the existing car parking provisions, with the garage being retained. In addition there is space on the driveway for a vehicle.

Disabled access

The extension is of level access, and as such complies with Policies DM1 and DC1 of the Manchester Core Strategy.

Bins

The proposal does not affect the existing bin storage arrangements

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. In this case no significant issues have arisen during the consideration of this application and the application has been determined in line with both national and local policies.

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:

14 Dec 2021	DR-P -1018 - 01	The Location /Site Plan
14 Dec 2021	DR-P -1018 - 02	Existing Ground Floor Plan and Garage Elevation
14 Dec 2021	DR-P- 1018 - 03	Proposed Floor Plan
14 Dec 2021	DR-P- 1018 - 04	Proposed Elevations
14 Dec 2021	DR-P -1018 - 04 A	Proposed Elevation to 31 Daresbury Road
14 Dec 2021	DR-P-1018 - 05	Proposed Section A-A
14 Dec 2021	DR-P-1018 - 06	Proposed Roof and Drainage Plan

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 submitted drawing and 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.

Appendix 1 – List of consultees & neighbours notified

45 Hewlett Road, Manchester, M21 9WB
26 Hewlett Road, Manchester, M21 9RE
43 Hewlett Road, Manchester, M21 9WB
28 Daresbury Road, Manchester, M21 9WA
32 Daresbury Road, Manchester, M21 9WA
30 Daresbury Road, Manchester, M21 9WA
31 Daresbury Road, Manchester, M21 9NA

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