

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131606/FH/2021
Date registered valid: 8 September 2021
Proposal: Erection of single-storey rear extension and part single /part two storey side extension to form additional living accommodation
Address: 3 Dronfield Road, Manchester, M22 4AW
Ward(s): Northenden Ward

Applicant: Beth Bishop, 3 Dronfield Road, Manchester, M22 4AW
Agent (if any): Mr Pete Acton, Consultancy 58, 58 Stamford Park Road, Cheshire, WA15 9EP
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8th December 2021



Application details

Type of application:	Full Householder Application
Development type:	Householder
Standard consultations:	Printed: 20 September 2021 Expired: 11 October 2021
Neighbour notifications	Printed: 20 September 2021 Expired: 11 October 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 two storey semi-detached dwelling house of brown brick with a pantile hipped roof and an original two storey side projection. The property features a bay window and existing porch to the front and a kitchen outrigger to the rear and includes a front garden, driveway, garage and rear garden.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

Dronfield Road is residential in nature and characterised by similar pairs of two storey semidetached family dwelling houses, slightly differing in shape/design. The area benefits from its proximity to Wythenshawe Park and Northenden District Centre.

Description of development

The applicant wishes to demolish the garage and erect a single-storey rear extension and part single /part two storey side extension to form additional living accommodation

Consultations & Notification Responses

Local residents, as per appendix 1 - No comments or objections received.

HS2 - No objections to the application in planning terms.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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, in particular 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 SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There is one previous planning application relating to this site as follows:

Planning reference number 126600/FH/2020 for the erection of a single storey side and rear extension to form additional living accommodation. This application was approved on 16th July 2020

Residential amenity

The applicant is proposing to build a single storey rear extension and part single part two storey side extension to form additional living accommodation. The two storey element of the proposal would be in line with the front wall of the property extending rearwards by approximately 4.0 metres to a width of approximately 1.9 metres retaining a gap to the shared boundary with the adjacent property no. 1 Dronfield. The extension would not have glazing along the sides to ensure

privacy for the neighbours and the roof to the first floor element would be hipped to reflect the existing roof of the property set down considerably from the existing roof height of the property.

The ground floor element of the proposal would be in line with the front wall of the house extending towards the shared boundary with the adjacent property no. 1 Dronfield extending along the boundary rearwards and wrapping around the property up to the shared boundary of the adjoining semi detached property with a projection along the shared boundary of 2.820 metres. The roof would be flat containing two rooflights at the side and rear. The rear elevation would feature a window and a set of French doors opening onto the garden and the front elevation would feature one window.

Although the front elevation of the proposal would feature within the street scene, terracing is not an issue due to the gap retained to the shared boundary with no. 1 Dronfield and would be replacing an existing dated garage in a similar position although higher than the existing. Side and rear extensions are a common feature in the area and extensions have been carried out at several nearby properties, including both neighbours, No's 1 and 5, hence the visual amenity of the area is not thought to be harmed by this proposal, pursuant to policies DM1 and SP1.

It is considered therefore any impact upon their residential amenity by these similar works is negligible. In addition, no objections were received regarding this proposal, therefore the proposal is deemed acceptable in terms of impacts upon residential amenity.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design and appearance

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use matching brickwork, roof tiles and white uPVC windows, all to match the existing dwelling house as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear, and is considered acceptable and detailed as what is normally expected of such a structure.

Refuse storage and parking

The provision of off-street car parking remains as existing, with space for a car on the driveway. The remaining gap to the boundary would only be 0.3m, therefore transporting refuse bins to the garden not be possible, hence details of a bin store were requested from the agent and a condition has been attached to ensure that before occupation the designated and ventilated timber store shown on the submitted bin store plan and elevation will be in place before first occupation and remain so, pursuant to policy DM1.

Conclusion

The proposal is deemed subservient and complies with policies DM1, DC1, SP1 and the NPPF. It is not thought it would significantly affect the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is considered 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 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 a timely manner, in accordance with the policies with the Development Plan.

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:

Received on 8th September 2021 numbered 09.03 Rev V.01 Proposed Roof Plans

Received on 8th September 2021 numbered 09.02 Rev V.01 Proposed First Floor Plans

Received on 8th September 2021 numbered 09.01 Rev V.01 Proposed Floor Plan

Received on 8th September 2021 numbered 12.01 Rev V.01 Proposed Front Elevation

Received on 8th September 2021 numbered 12.02 Rev V.01 Proposed Side Elevation (NW)

Received on 8th September 2021 numbered 12.03 Rev V.01 Proposed Rear Elevation

Received on 8th September 2021 numbered 12.04 Rev V.01 Proposed Side Elevation (SE)

Received on 25th November 2021 numbered P129/5a Proposed bin storage details

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 hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) The bin store, detailed on the drawing 'P129/5a, as received on the 25th November 2021 via email, shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

4 Dronfield Road, Manchester, M22 4AW
15 Calder Avenue, Manchester, M22 4AX
13 Calder Avenue, Manchester, M22 4AX
5 Dronfield Road, Manchester, M22 4AW
2 Dronfield Road, Manchester, M22 4AW
1 Dronfield Road, Manchester, M22 4AW

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH