

Planning**Strategic Development****Delegated officer report for planning application**

Application no. 131443/FH/2021

Date registered: 19 August 2021

Proposal: Erection of a two storey side extension and single storey rear extension to form additional living accommodation following the removal of the existing conservatory.

Address: 80 The Fairway, Manchester, M40 3WS

Ward(s): Moston Ward

Applicant: Mr Graig Savage

Agent (if any): Les Foey, 8 Glasson Walk Oldham OL9 9DR

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adammitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21/10/2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 August 2021

Standard consultations: Printed: 3 September 2021 Expired: 24 September 2021

Neighbour notifications: Printed: 31 August 2021 Expired: 21 September 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site

80 The Fairway relates to a semi-detached dormer bungalow, situated within a predominantly residential area of Moston in the North of Manchester. The property benefits from garden area to the front and rear, existing rear conservatory, off street car parking to front and boundary treatment in the form of timber fencing along the rear and shared common boundaries.

Description of Development

The application seeks consent for the erection of a two storey side and single storey rear extension to form additional living accommodation following the removal of conservatory. The agent was advised early on in the planning application process surrounding concerns relating to the subservience of the development in relation to the original property, and created a detrimental impact upon the overall residential and visual impact upon the existing property, adjoining property and the overall surrounding area.

Following negotiation, the proposal has been revised in the interest of residential and visual amenity. Clarification has been provided in relation to the 1 metre set back at first floor and a 0.4m drop down between the original house and the 2 storey side extension, allowing the proposed extension to be subservient and accord with DC1 of the Saved Unitary Development Plan Policy. (Email dated 19 October 2021 and attached revised plans)

Drawing- *PLANS AND ELEVATIONS* 19.10.2021

The proposal relates to a single storey rear extension projecting 4.0m from the rear wall of the dwellinghouse, accommodating a rear living and dining room with an inverted L kitchen. The rear extension will replace the existing conservatory, the proposal incorporates the full width of the rear elevation and proposed 2 storey side extension. A height to the eaves of 2.6m and maximum height of 3.7m is proposed, the rear extension would be approx. 10 metres from the rear site boundary.

The proposed 2 storey side extension is flush at ground floor and accommodates a bathroom area and utility area, the first floor element of the extension has a 1.0m set back and 0.4 drop down level from the original property. The extension runs the length of the existing property, with a front elevation width of 2.2m, accommodating a new bedroom and extended bathroom. The side extension would be fitted with a tiled roof with a height of the eaves 5.5m and maximum height 7m. No windows or doors are planned to be inserted into the side elevation.

Consultations Response

Local residents were notified however no responses were received.

Environmental Health – A gas membrane condition is required.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

Principle

The proposed development is a single-storey rear extension and two-storey side extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

Revised drawings were received 19.10.2021 in relation to the 2 storey side extension. The plans incorporate a 1 metre set back at the first floor and 0.4m drop down level addressing the subservience issue. On balance this is deemed acceptable in terms of residential and visual amenity upon the existing property and adjoining properties, preventing any potential terracing effect between the semi-detached properties no.80 & no.82 The Fairway. Therefore, this is consistent with directives related to 2 storey side extensions within DC1.4 of the Saved Unitary Development Planning Policy;

- a) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole*

The proposed extension appears to have no windows in the side elevation, windows and doors are situated along the front and rear elevations of the extension overlooking the driveway and rear garden area. The proposed openings do not pose issues in terms of residential amenity, overlooking or privacy with either of the adjoining properties. A condition shall be applied to any approval regarding no further windows along the side elevations.

The proposed rear extension has a rearward projection of 4m which is replacing the existing conservatory's rear projection. Therefore, the rear extension will not provide any additional undue overshadowing or intrusive sight lines into the adjoining properties, minimising any residential amenity.

The single storey rear extension is well hidden from The Fairway, with the wooden fence acting as the boundary line to the rear of the property. This will not prevent visual amenity towards neighbouring occupiers and does not create an unsympathetic approach to the street character. This is considered acceptable against the principles set within DC1.4.

The proposed development would also allow for amenity space to be retained along the front and rear of the application site, with the existing off-street car parking site to be maintained.

Overall the proposed extensions are considered to be subservient to the existing property and therefore does not create any significant impacts in terms of visual and residential amenity within the character of the general area.

Design and appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UPD policy DC1.

Height, scale and massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed two-storey extension has tied in

with the existing building. It is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Parking

There is off street parking provided by the driveway at the front of the property, accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Waste Management

During the site visit it was noted that the bins were currently stored along the side elevation of the original house where the side extension is being proposed. Due to the position of the new side extension an appropriate bin structure condition shall be applied to protect residential amenity.

Negotiations

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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 Agree

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the 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 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: Location plan and drawings numbers *PLANS AND ELEVATIONS* received by the City Council as Local Planning Authority as City Council on 19 August 2021 and 19 October 2021 respectively.

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 dwellinghouse 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 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.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings numbered DRAWING PACK SIDE ELEVATION PROPOSED by the City Council as Local Planning Authority on 19 August and 8 October 2021 respectively.

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 Core Strategy for City of Manchester.

- 5) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason- The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012)

- 6) Prior to occupation of the development hereby approved, full details of a secure and ventilated bin storage area, including location and any elevations shall be submitted to the City Council as local planning authority for prior approval in writing. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times hereafter.

Reason- In the interests of the provision of off-street car parking, and 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

Environmental Health

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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- Not Affected

Coal Authority- Development Low Risk- Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary- Name: NORTH1