

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132200/FH/2021
Date registered valid: 11 November 2021
Proposal: Extensions of existing first floor dormers to front and back
Address: 106 Tottenham Drive, Manchester, M23 9WZ
Ward(s): Brooklands Ward

Applicant: Welsby, 106 Tottenham Drive, Manchester, M23 9WZ
Agent (if any): Mr Edmondson Limited, Edmondson Design Limited, 963 Stockport Road, Levenshulme, Manchester, M19 3NP
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 10th January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21.12.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 November 2021

Expired: 8 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 property that is the subject of this householder application is a dormer roof semi-detached property. It occupies the end plot in a long run of properties all of the same age style and appearance. It is constructed in a buff brick with off road parking and garden area to three sides. The boundaries are partial open frontage with a 1metre Wayne lap fence and a 1.8 metre timber panel fence to the other boundaries.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with all the houses on the estate being of dormer construction. Many have had additions to the property in the form of extensions. The dormers on all the roof slopes are set in slightly from the edges and are part of the original property.

Description of development

Planning History

The property has previously had the benefit of 2 approvals-

061373/FH/SOUTH2/01 for the erection of a conservatory to the rear of the property.
042707- 2 storey side extension to form hall, cloakroom, W.C., dining room and utility with a bedroom above.

The proposal is for the extension widthways of the existing dormers within the existing roof-space to create a further bedroom. The design and materials will match those of the existing property.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

POLICIES

Unitary Development Plan Saved Policies.

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 the 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 car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. 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 original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length

National Planning Policy Framework

Chapter 12. Achieving well-designed places

124. The creation of high- quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and well being of residents

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- 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 and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on- going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photo-montages'.

ISSUES

Residential/ Visual Amenity

The submitted application is for the erection of an additional section of dormer extension to match that of the existing property. All of the properties on the estate have dormers that reach almost edge to edge across the pair of semis. The installation of the additional dormer extensions would maintain that continuity of design. It would in fact restore balance where currently there is only a section of roof which looks at odds with the designs of the other properties. There are no windows proposed in the side elevations of the dormers, and there are no properties to the rear of 106 Tottenham Drive. Given its relationship to the surrounding residential properties the proposal would not have any detrimental impact in terms of residential amenity.

With regards to the visual amenity it is considered that the proposal provides a more balanced aesthetic, and as such does not have a detrimental impact upon either the host property or the neighbouring properties.

Design and Appearance

The proposed extensions are in keeping with the original property retain subservience and mirror the balance in appearance of the other properties within the immediate neighbourhood. The applicant intends to match the existing materials with those of the existing house, therefore it is considered that the proposal is acceptable in design terms.

Scale and Massing

The proposal remains subservient and does not result in development that appears top heavy, it is acceptable when viewed within the context of the host property.

Car Parking

Is not affected

Waste Management

Is not affected

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.

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:

EX100- Location Plan received 11th November 2021

PL200- Existing and Proposed Floor Plans and Elevations received 11th November 2021

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.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

118 Tottenham Drive, Manchester, M23 9WZ
116 Tottenham Drive, Manchester, M23 9WZ
71 Tottenham Drive, Manchester, M23 9WH
67 Tottenham Drive, Manchester, M23 9WH
108 Tottenham Drive, Manchester, M23 9WZ
48 Chartwell Drive, Manchester, M23 9PG
42 Chartwell Drive, Manchester, M23 9PG
114 Tottenham Drive, Manchester, M23 9WZ
46 Chartwell Drive, Manchester, M23 9PG
44 Chartwell Drive, Manchester, M23 9PG
40 Chartwell Drive, Manchester, M23 9PG
38 Chartwell Drive, Manchester, M23 9PG
112 Tottenham Drive, Manchester, M23 9WZ
110 Tottenham Drive, Manchester, M23 9WZ
104 Tottenham Drive, Manchester, M23 9WZ
69 Tottenham Drive, Manchester, M23 9WH

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH