

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131648/FO/2021

Date registered valid: 12 October 2021

Proposal: Erection of a single storey front porch to No.10 and No.12 Yew Tree Drive and part single/part two storey rear extension to No.12 Yew Tree Drive, to form additional living accommodation.

Address: 10 And 12 Yew Tree Drive, Manchester, M22 4GF

Ward(s): Northenden Ward

Applicant: Hall, 12 Yew Tree Drive, Manchester, M22 4GF

Agent (if any): Miss Rebecca Peacock-Nazil, Be.architects, 12-14 Shaws Road, Altrincham, WA14 1QU

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 December 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 30 November 2021

Standard consultations: Printed: 4 November 2021 Expired: 25 November 2021

Neighbour notifications: Printed: 4 November 2021 Expired: 25 November 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

The application relates to a two storey mid (No.12) and end-terrace (No.10) pair of C3 dwellinghouses of red brick with slates roofs. Both have generous front and rear gardens, with No.10 featuring a large side garden and single storey side extension.

Description of area

Yew Tree Drive is a residential cu-de-sac within Northenden, comprising of three rows of terraced/quasi-semi-detached family dwellinghouses with gardens and parking. The area benefits from its proximity to the district centre, M56 motorway and plenty of greenspace.

Description of development

The neighbouring applicants wish to build matching front porches and No.12 wishes to build a part single part two storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

MCC Flood Risk Management – No objection to the proposal, no conditions to attach. Suggested two informatives be attached (see appendix).

Electricity Northwest – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well designed places

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

Issues

Principle – The principle of building a part single, part two storey rear extension and two front porch extension to provide additional living space for a pair of family dwellinghouses is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey front extension would form a pair of porches, projecting 1.55m, with a width of 5.7m and a resulting footprint of 4.4m² for each property. It would have an eaves height of 2.45m and a maximum height of 3m. This is considered to be in proportion with the dwellinghouses and appropriately sited. The rear extension to No.12 would project 4m at ground floor and 2.27m at first floor, with a width of 4.54m at ground floor and 3.7m at first floor. The single storey element would have a flat roof height of 2.9m and the first floor element would have a ridge set 0.75m lower than the original ridge. The extension would be sited 2.2m from the boundary with No.11 at ground floor and 3m at first floor. It would be sited 0.44m from boundary shared with the co-applicant, at No.10, at both ground and first floor. The depth of the first floor accords with policy DC1 (less than 3.65m) though it exceeds this limit at ground floor by 0.35m, however this is acceptable considering the 6m limit for ground floor extensions under the Larger Homes Extension scheme, when no objections are received, and the context within a good-sized garden whilst leaving adequate gaps to shared boundaries. The extensions are considered subservient to the main house and sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extensions would be constructed of a mixture of matching and contemporary materials. The pitched roofs of the porches and first floor rear would utilise roof tiles to match existing, with white uPVC windows/doors for the porches. The walls of the porches and rear extension would be clad with a vertical timber cladding, with powder coated aluminium doors/windows for the rear elevation. The rear would also feature a tall slim flue (extending 3.3m above the flat roof of the ground floor addition) for a wood burner, which would be sited over 2m from the nearest boundary. A specification has not been submitted for the cladding, therefore a pre-commencement condition requiring details of the timber (currently Siberian larch is proposed) to be submitted has been attached. The porches would feature a mono-pitched roof with glazed front doors and tall panes either side. The rear

extension would feature a flat roof at ground floor with large sliding doors opening onto the garden, and a dual-pitched roof at first floor with a glazed rear-facing gable, and blank side elevations. The proposed materials and design are contemporary and will contrast with the existing red brick and slate properties, however the properties are not located on a main road or within a conservation area. The rear extension would not be readily visible from a public highway due to the property's siting within a terrace where the rear faces a substation, hence it would not feature within the street scene. The porches would feature within the street scene of Yew Tree Drive, however they not considered to form a prominent feature given their small scale and significant setback from the road (approx. 18m), therefore the appearance of the development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor area.

Residential amenity – The first floor rear extension to No.12 would feature a significantly lowered ridge and would be sited 3m from No.11 and 0.44m from No.10. The plans show that the 2.27m projection satisfies the 45 degree rule, ensuring the outlook of both adjoining properties is not unduly impacted and is not likely to cause undue overshadowing of neighbouring windows or gardens due to the south-facing orientation of this terrace. There are no windows proposed for either side elevation at either floor, therefore a loss of privacy is also not deemed an issue. In addition to this, no objections have been received from the local residents notified of the development, therefore the proposal is considered acceptable in terms of residential amenity.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions and approved drawings.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawing numbered '101 R2', stamped as received by the City Council as Local Planning Authority on the 9th November 2021 and the revised drawing numbered '111 R3', stamped as received by the City Council as Local Planning Authority on the 7th December 2021

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) No development that is hereby approved shall commence until samples and/or specifications for the timber cladding to be used on the porches and rear extension has been submitted to and approved in writing by the City Council as local planning authority.

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 Core Strategy.

Informative(s)

The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

As the proposed development is within close proximity to a Flood Zone 2 area, we recommend that proposed floor levels should be set no lower than existing floor levels.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Electricity Northwest

10 Yew Tree Drive, Manchester, M22 4GF
8 Yew Tree Drive, Manchester, M22 4GF
6 Yew Tree Drive, Manchester, M22 4GF
4 Yew Tree Drive, Manchester, M22 4GF
2 Yew Tree Drive, Manchester, M22 4GF

11 Yew Tree Drive, Manchester, M22 4GF
9 Yew Tree Drive, Manchester, M22 4GF
7 Yew Tree Drive, Manchester, M22 4GF
5 Yew Tree Drive, Manchester, M22 4GF
3 Yew Tree Drive, Manchester, M22 4GF
1 Yew Tree Drive, Manchester, M22 4GF

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
Flood Zones Type 2 (low to medium risk)
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH