

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129621/FH/2021

Date registered valid: 9 June 2021

Proposal: Erection of a part single/part two storey front and side extension together with first floor terrace to form additional living accommodation following demolition of existing garage

Address: 9 The Hollies, Manchester, M20 2GD

Ward(s): Didsbury West Ward

Applicant: Mr & Mrs J Sharrock, 9 The Hollies, Manchester, M20 2GD

Agent (if any): Mr Dan Newport, re-form architects, 14 Athol Road, Manchester, M16 8QN

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 02.08.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 June 2021 Expired: 9 July 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

This application relates to a two storey, modern detached house on the south side of the Hollies. There is a single storey garage extension on the front of the property. The property has a brick ground floor with render above and a dual pitch tile roof. There is an open plan front garden containing a single tree and a narrow strip of garden to the west. There is a large rear garden.



Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The Hollies is a short cul de sac off Mersey Road. Facing the site across the Hollies are the front elevation of a residential property and the side elevation of a dwelling that fronts a shared accessway off The Hollies. To the east separated by a small gap is another residential property and that has had a substantial two storey front extension.

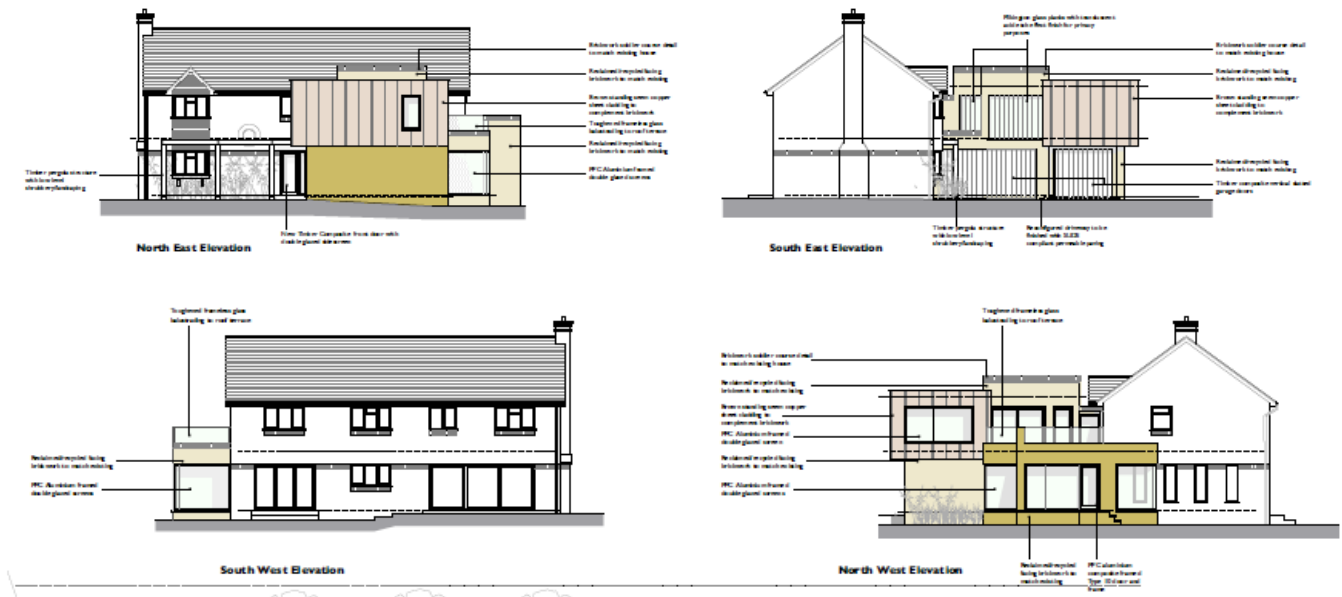


To the west of the site the land is heavily treed and falls away into the Mersey Valley. Adjoining to the rear the site are the rear gardens of properties on Mersey Meadows.

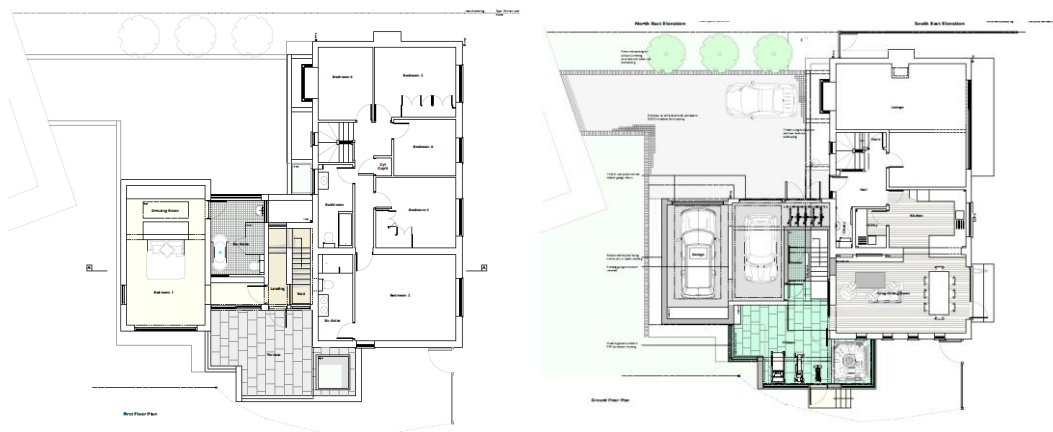
Description of development

Consent is sought to erection and part two storey part first floor extension to the existing single storey front garage. It is also proposed to erect a single storey extension of the side of the garage and the main building.

The extension to the front of the garage projects 3.7 metres, whilst the proposed first floor will cover the whole of the existing garage and the proposed extension at oversail the front of the ground floor by approximately 1 metre. The extension would have a flat roof. The ground floor would be brick with a copper standing seam finish to the first floor, there would also be a pergola. The only opening at ground floor level would be a garage door in the east elevation. At first floor level there would be a small window in the north elevation and two large windows and a door in the east elevation. In the east elevation there would be two full height windows constructed of etched glass planks. There would be a large lantern light in the roof. The ground floor extension would provide a second garage. The first floor would accommodate a bedroom with en suite.



The side extension would be on the west elevation and project a maximum of 4.5 metres and would be 7.5 metres wide. The extension would be of brick construction with a flat roof to form a terrace accessed from the new first floor extension. The extension would have large wrap around corner windows and a large window and door in the side elevation. There would also be a large lantern light and a glass balustrade to the terrace. The side extension would be used as a gym.



As part of the development a single tree in the front lawn will be lost and others trimmed. Three replacement trees are proposed.

Consultations & Notification Responses

Local residents

No representations received

Neighbourhood Services.

The proposed tree works are acceptable.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DM1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers.

Issues

Principle

The principle of extending the property to meet the changing needs of the occupiers accords with policy DM1, although there is an issue with front extensions.

Scale

The proposed extension will both enlarge the project of the existing garage and its massing, however, the adjacent property has enlarged the garage albeit in a more traditional style. On balance it is considered that the scale of the proposed extension despite being on the front elevation is acceptable. There are no issues with the scale of the single storey side extension.

Design

These are fairly uninspiring detached properties and it is considered that the proposed extension will lift the appearance of the property. It is considered that the design is acceptable.

Trees

The proposed development is close to a line of trees outside of the site along the edge of the Mersey Valley. The proposed tree protection measures are acceptable and an appropriate condition is proposed. The tree to be removed is a small Rowan in good condition, However, there will remain one tree at the front of the property and it is proposed to plant three further specimens along the eastern boundary.

On balance it is considered that the proposed tree works are acceptable.

Residential amenity.

None of the adjacent properties are sufficiently close to the proposed extension for them to have an overbearing impact.

The window in the north elevation overlooks the road and gives rise to no privacy issues. The first floor windows in the east elevation look across the front lawn toward the adjacent property. These windows are to be fitted with etched glass planks and therefore should not give rise to any privacy issues. A condition is proposed that would ensure that the windows remain obscure glazed. The windows and the first floor terrace on the west elevation are screened by the

existing tress and would only overlook the rear valley and the front and rear gardens. Again it is not considered that there would be any significant loss of privacy.

Refuse

The existing refuse storage arrangements remain unchanged.

Parking

The scheme will provide in total two garage spaces as well as the drive. There is also a designated cycle store within the building. There are no issues with parking.

Conclusion.

On balance the proposed extension design being on the front elevation is considered acceptable.

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 issues arising from the consideration of this 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:

E/JS/20-397 013 revision C received 8 March 2021

E/JS/20-397 014 revision C received 8 March 2021

Tree Survey by Cheshire Woodlands reference CW/10398-AS

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 development hereby approved shall be constructed using the materials specified on the approved plans.

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.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) Before first occupation the windows in the east elevation shall be obscure glazed as specified on the approved drawings and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

4 The Hollies, Manchester, M20 2GD
7 The Hollies, Manchester, M20 2GD
6 The Hollies, Manchester, M20 2GD
10 The Hollies, Manchester, M20 2GD
8 The Hollies, Manchester, M20 2GD
12 The Hollies, Manchester, M20 2GD
16 Mersey Meadows, Manchester, M20 2GB
14 Mersey Meadows, Manchester, M20 2GB
12 Mersey Meadows, Manchester, M20 2GB

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
Green Belt Land - Green Belt Area (LDF)
Area Team Boundary - Name: SOUTH