

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131471/FH/2021

Date registered valid: 6 September 2021

Proposal: Erection of a single storey side and rear extension to form additional living accommodation following demolition of existing rear extension

Address: 20 Highbank Drive, Manchester, M20 5QR

Ward(s): Didsbury East Ward

Applicant: Mr Matthew Houghton, 20, Highbank Drive, Manchester, M20 5QR

Agent (if any): Mr Dave Trudgeon, Conway Architectural Design, 6 Conway Close, Middleton, Manchester, M24 1EW

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

Recommendation: Approve

Date of recommendation: 10 November 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 October 2021

Standard consultations: Printed: 9 September 2021 Expired: 30 September 2021

Neighbour notifications: Printed: 9 September 2021 Expired: 30 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

The application relates to a two storey semi-detached C3 dwellinghouse of red brick and tile, with a hipped roof and semi-bay windows to the front. The plot includes a front garden, driveway and rear garden.

Description of area

Highbank Drive is residential in nature and characterised by similar family dwellinghouses to this one. It is located between Parrs Wood Road and Kingsway in the south end of East Didsbury.

Description of development

The applicant wishes to build a single storey side and rear extension to provide additional living accommodation for a family dwellinghouse.

Consultations & Notification Responses

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

MCC Flood Risk Management – *The information uploaded to the Planning Portal 24 August 2021 to 06 September 2021 has been considered. The site is within Flood Zone 2, an EA Flood Warning area, and the Didsbury Critical Drainage area (CDA). The applicant has submitted an FRA and associated supporting documents which are satisfactory in meeting Government*

Standing Advice. We APPROVE with the SuDS informative recommended for inclusion in the Decision Notice.

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, however select 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), in particular:

- 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 single storey side and rear extension to provide additional living space for a family dwellinghouse 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 – It would project 3m to the rear and 1.46m to the side, leaving a gap of 0.3m to the party wall shared with No.18, and 0.65m to the boundary shared with No.22. It would set back from the principle elevation by 3.47m, and would occupy the full width at the rear, with an eaves height of 2.45m and a ridge height of 3.7m. The rear element accords with the limit stipulated within saved policy DC1 (of 3.65m). The side extension is only a quarter of the width of the original dwellinghouse, leaves an adequate gap to the boundary and is significantly set back from the principal elevation. The extension is deemed subservient to the host dwelling and appropriately sited and scaled, in accordance with policies DC1 and DM1.

Design, appearance and visual amenity – The extension is to be constructed of red/multi brickwork, terracotta roof tiles and white uPVC, all to match the existing house, which has been conditioned. The front and inside side elevation (facing the adjoining semi) would be blank. The side elevation facing No.22 would contain two small windows (w/c and utility) and the rear elevation would feature a window and set of French doors opening onto the garden, with 4no rooflights above. The roof would be dual-pitched at the side and mono-pitched at the rear. Due to the single storey nature, small scale and appropriate materials, it is not considered that it would significantly harm the visual amenity of the house nor area. The design is standard in appearance, to be expected of a single storey extension and is considered in-keeping with the property and street, pursuant to policies DM1, DC1 and SP1.

Residential amenity – The adjacent properties, No's 18 and 22 have their own single storey rear extensions, 4.5m and 5.5m respectively, hence they should not experience an undue loss of light following the construction of this smaller extension. Though there are two small windows

proposed for the side elevation facing No.18, they are both for secondary rooms and face the neighbour's blank gable, hence it is not considered to impact upon neighbouring occupiers' privacy. In addition, no objections were received from local residents in relation to this application and it is considered acceptable in terms of its impacts upon residential amenity.

Parking and refuse – Due to the setback, the driveway is mainly unaffected by the works hence there will remain space for a car off the street which is adequate for a single family dwelling. A gap has been retained at the side of the extension, leaving approximately 0.65m to the boundary which is just wide enough to allow for the transportation of refuse bins to the rear, in accordance with policy DM1.

Conclusion – The proposal complies with policies DM1 and SP1 of the Core Strategy, saved policy DC1 of the UDP and the NPPF. Although the application received objections, on balance the works are not thought to significantly harm the existing levels of residential amenity currently enjoyed by neighbouring occupiers nor the visual amenity of the dwellinghouse and street scene. The proposed works are therefore deemed acceptable and may commence 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. 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

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 drawings numbered '05', '06-A', '07-A' and '08',, stamped as received by the City Council as Local Planning Authority on the 24th August 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) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the submitted application form and elevational drawings.

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) The development shall include the installation of the proprietary gas protection membrane shown in section drawing 'GB-07' and the datasheet received on the 1st November 2021, in order to alleviate any possibility of landfill gas ingress to the building.

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 policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

76 Broad Oak Lane, Didsbury, Manchester, M20 5GG
72 Broad Oak Lane, Didsbury, Manchester, M20 5GG
22 Highbank Drive, Manchester, M20 5QR
74 Broad Oak Lane, Didsbury, Manchester, M20 5GG
18 Highbank Drive, Manchester, M20 5QR
15 Highbank Drive, Manchester, M20 5QR
13 Highbank Drive, Manchester, M20 5QR

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) -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH