

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130859/FH/2021
Date registered valid: 24 June 2021
Proposal: Erection of a part single/part two storey rear extension to form additional living accommodation
Address: 3 Hightrees Drive, Manchester, M20 2JF
Ward(s): Didsbury West Ward

Applicant: Mr Neil Angelinetta 3 Hightrees Drive, Manchester, M20 2JF
Agent (if any): Mr Derek Watmough 4mation architecture ltd 27 Blythe Avenue, Bramhall, Stockport, SK7 1EU
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 17 August 2021



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 26 July 2021
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 5 July 2021 Expired: 26 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a modern 3-storey mid terrace dwellinghouse situated on the south side of Hightrees Drive in the Didsbury West ward. The property is of orange-red brick construction with a deep stone-edged full height bay up to eaves level which provides a small balcony. This is weather protected by a prominent overhanging gable roof supported on steel posts at second floor.

At the rear, there is a small single storey white-rendered outrigger which spans most of the rear elevation and is joined at the boundary to the same outrigger at No.5.



There is a block-paved driveway and garden at the front and a south-facing rear garden.

Description of area

The property sits within a modern development of 92no. similarly scaled residential dwellings approved in 2006 on former NHS land to the north of Nell Lane and 187 metres west of Burton Road. To the south of Nell Lane is the Withington Hospital Community Walk-in centre whilst further residential development is located to the north and west.

Description of development

Erection of a part single/part two storey rear extension to form additional living accommodation

The proposal provides extended kitchen / dining room space at ground floor and an additional bedroom at first floor.

Condition 14 of the approval (080297/FO/2006/S1) for the development removed all Permitted Development rights for extensions and garages.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are relevant to this application:

- o Policy DM1 - Development Management
 - o Policy SP1 - Spatial Principles
 - o Policy EN19 – Waste
- The National Planning Policy Framework (NPPF) (June 2019)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

Saved policies DC1.1, DC1.2, DC1.3 and DC1.4 of the UDP relate specifically to residential extensions, setting out the criteria against which proposals for extensions will be assessed.

Development in this application proposes a modest part single, part 2-storey rear extension to which there is no objection in principle, subject to satisfactory impacts on residential and visual amenity, parking and bin storage in accordance with the above development plan policies.

Residential Amenity

The residential amenity impacts are acceptable in this application.

The single storey rear extension extends the existing outrigger by 1 metre and infills the recessed area on the boundary with No.1 to the east.

It has an eaves height of 2 metres with a sloping monopitch roof and is 3.2 metres in height overall. The depth is 3.4 metres which takes it 1 metres beyond the depth of the outrigger at No.5. It spans the full 7.74 metre width leaving a 0.015 metre gap to each boundary. Bi-fold doors are proposed at the rear.

The 2-storey extension is sited close to the boundary with No.1 and 2.4 metres off the boundary with No.5, aligning with the extended single storey rear elevation. It is set down 3.3 metres from the original ridge with a bedroom window at first floor. This window would be approximately 31

metres from the nearest facing windows on dwellings numbered 123 to 125a across the hammerhead parking area at the rear.

The 2-storey element will give rise to a small amount of shading towards the end of the day over No.1, however, as gardens are south facing and of a good size (approximately 14 metres long) and as the only windows close to the boundary at No.1 is for a bathroom, there are no concerns that any shading will be to any detrimental extent.

Similarly, as the footprint is relatively small, there are no concerns that the occupiers on either side will lose any current levels of amenity due to the extension being overbearing.

For these reasons, the extensions are considered to have acceptable impacts on residential amenity.

Visual amenity

The extensions will have some visibility from within the rear hammerhead parking area and from the above similar terraced houses facing at the rear.

The extensions are sited in the most logical position to make the best use of internal constraints and circulation routes and are designed to fit the aesthetics of the original particularly in terms of their design and materials palette.

The 2-storey extension is of a simple design that appears subservient to the original. The gabled ridge is set well below the original whilst the relatively narrow width of 3.1 metres and gable roof respond to the vertical proportions of neighbouring dwellings in the area.

The ground floor bi-fold doors and first floor windows relieve the mass of the brickwork. This will be further enhanced by the contrasting rendered finish, matching tiles and aluminium window frames in the proposed materials palette. Although there is no render at first floor at the rear on the original elevations, it is common at ground floor across the estate and is picked up in the white stone edging the full-height bays to all front elevations. The effect will lend a clean and crisp finish to the rear elevations and establish what would be an acceptable precedent if repeated on other dwellings, subject to assessment of individual site constraints.

Overall, the rear extensions and materials are of a modest scale and relatively simple. They will add visual interest to a relatively plain elevation, particularly at first floor which is most visible from the public highway.

For these reasons, the extensions will have an acceptable visual impact, would not appear incongruous or undermine the character of the street scene.

Bin storage

A bin store is located at the end of the rear garden close to the rear gate and is unaffected by the development.

Parking

The parking space at the front is retained and unaffected by the development.

Conclusion

The proposal has acceptable impacts on residential and visual amenity, parking and bin storage and therefore complies with saved UDP policy DC1 and policies SP1, DM1 and EN19 of the Manchester Core Strategy.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application received no objections on notification and has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 received on the 24th of June 2021:

Application form

Location Plan

Proposed Site Plan

Existing Plans and Elevations Ref: 01

Proposed Plans and Elevations Ref: 03

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, as stated on the Householder Application Form.

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, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

123A Nell Lane, Manchester, M20 2LG
125 Nell Lane, Manchester, M20 2LG
123 Nell Lane, Manchester, M20 2LG
6 Hightrees Drive, Manchester, M20 2JF
4 Hightrees Drive, Manchester, M20 2JF
2 Hightrees Drive, Manchester, M20 2JF
5 Hightrees Drive, Manchester, M20 2JF
1 Hightrees Drive, Manchester, M20 2JF

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 (Less) -
Area Team Boundary - Name: SOUTH