

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131541/JO/2021

Date registered valid: 31 August 2021

Proposal: Variation of Condition 2 (Specified Plans) attached to planning permission 122527/FH/2019 to allow changes to floor plan and elevations

Address: 28 Daresbury Road, Manchester, M21 9WA

Ward(s): Chorlton Ward

Applicant: Mr Eamonn Slevin, 28 Daresbury Road, Manchester, M21 9WA

Agent (if any): Mrs Amy Axon, Guy Taylor Associates, Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 October 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: Not Required

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 September 2021

Expired: 29 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

The application site relates to a two storey semi-detached dwellinghouse. The property is predominantly brick with render at first floor and a tiled roof. At the front are two protruding bay windows with a timber patterned gable end.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature close to Chorlton District Centre.

Description of development

The applicant is seeking a variation of Condition 2 (Specified Plans) attached to planning permission 122527/FH/2019 to allow changes to floor plan and elevations

Consultations & Notification Responses

Local residents/public opinion – No comments, objections or representations in support of the application have been received.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. 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.

And,

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The Principle – The principle of a part single, part two-storey side extension, single storey rear extension and a roof dormer to form additional living accommodation under planning reference: 122527/FH/2019 the applicant is now seeking changes to floor plan and elevations which relate to the proposed enlargement of the two storey side extension and dormer.

Matters that will require consideration, in order to assess the acceptability of any proposal are siting, scale and massing, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers.

Siting, scales and massing - At the side the applicant seeks to increase the size of the two storey side to allow for a greater room for the family bathroom a comparison between the approved drawings and those proposed under the current application are shown in image 1 with area highlighted.

The changes would increase the height of the extension increasing from 7.16 metres to 7.32 metres with an increased eaves height of 6.02 metres. The overall height is approximately 1.1 metres lower than the existing ridge height reduce the overall mass of the extension. It should also be noted that the two storey element of the extension does not extended the full length of the side only 3.46 metres out of 14 metres for the full length of the side. It is considered that the impact of the changes would be similar to those approved under the original application and therefore it is considered that the part single, part two storey side element would not have an overbearing impact on the neighbouring property.

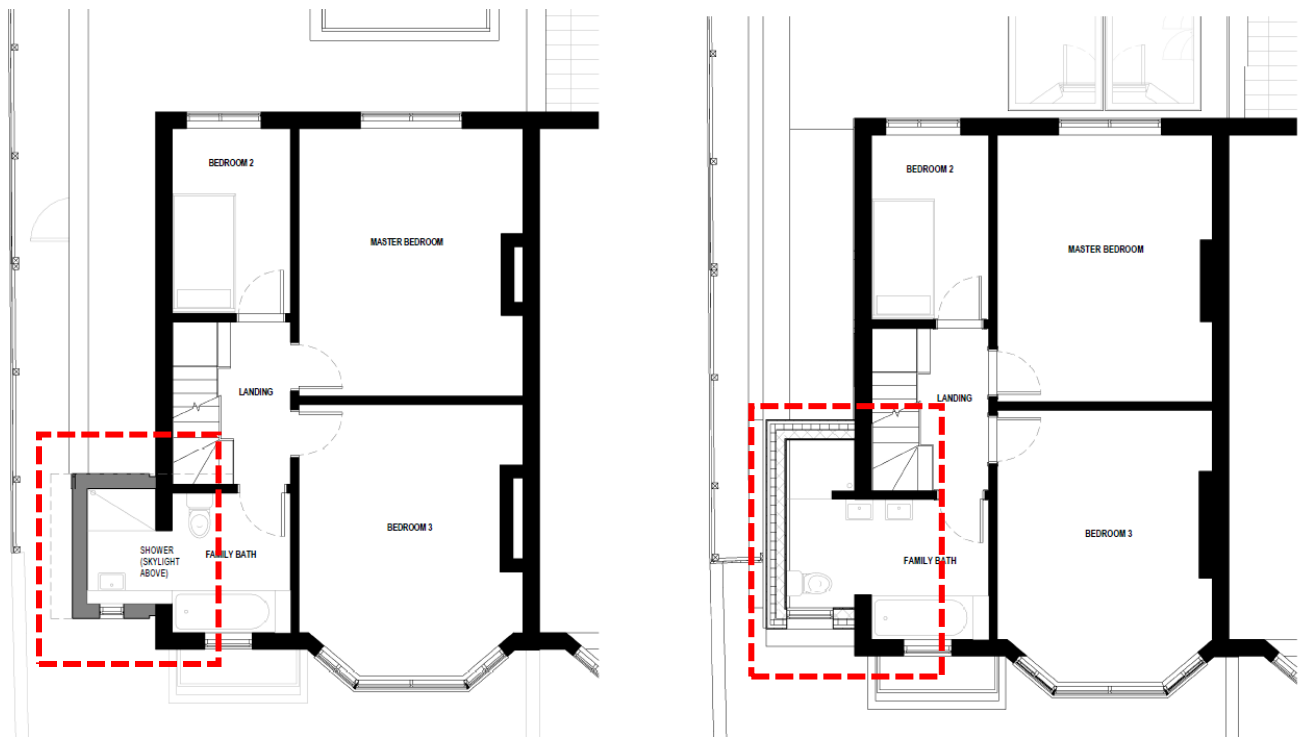


Image 1 Proposed Floor Plans –122527/FH/2019 (LHS) and current application (rhs)

The previous approved dormer had a cubic content of 22.68metres³ which was less than the 50 cubic metres stated by Class B of the (Town and Country General Permitted Development) (England) Order 2015 (as amended). The enlargement of the dormer would result in a new cubic content of 29.84 metres³ as shown below.

$$\begin{aligned}
 \text{Dormer Volume} &= \frac{1}{2} \times (\text{width} \times \text{length} \times \text{height}) \\
 &= \frac{1}{2} \times (6.31\text{metre} \times 4.3 \text{ metre} \times 2.2\text{metre}) \\
 &= \underline{\underline{29.84\text{metre}^3}}
 \end{aligned}$$

The results are within the limitations set by the GPDO in reviewing the application on its individual merits, it is considered that the dormer is set within the roof limits and in terms of scale and massing not excessively large or bulk addition to the roof. The enlarged dormer is therefore acceptable in terms of policy DM1 and saved policy DC1.

The fallback is a material consideration in the decision making process, of which the permitted development (PD) rights given by the Order comprise an element. Thus when making a decision on a planning application it may be argued with some effect that a development carried out to slightly reduced dimensions or at a marginally lesser level, or perhaps in a revised location nearby, could be implemented using permitted development rights. The weight to be given to such a material consideration varies according to whether what could be built using the GPDO would have a broadly similar or worse impact to what is proposed; and the reasonable likelihood or possibility that, if permission were refused, permitted development rights would in fact be resorted to.

Design and Appearance – On balance it is considered that the development would not be a visually dominant and intrusive feature in the streetscene and would not result in an unsatisfactory relationship with neighbouring buildings.

Materials are more contemporary in nature, however the zinc cladding and pale render would not be so visually intrusive to warrant the refusal and would help to reducing the visual impact of the development whilst adding some interest.

The proposed changes have also changed the rear elevation of the extension with a change to the sliding doors and introduction of a new window at ground floor. At the side the amount of cladding has been reduced so that it is first floor only. These changes are considered to be minor in nature and therefore acceptable.

Residential Amenity – Overall the proposal it is considered that the proposal will not result in a loss of amenity on the neighbouring properties whilst allowing sufficient amenity space for the occupiers and future occupiers of the property.

The proposal is therefore considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

Car Parking and Refuse Storage – The proposed site layout shows that there will still be a gap at the side sufficient enough to allow bins to be stored at the rear. The proposal does not impact the existing car park arrangements at the property.

The proposal is considered to be acceptable and in accordance with DM1 and saved policy DC1.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun no later than the expiration of three years from the date of the original permission (Reference 122527/FH/2019 approved 23.04.2019).

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:

18-0028-03-002 REV P2

18-0028-03-003 REV P2

All drawings received by the City Council as Local Planning Authority, on the 16.09.2021 unless stated otherwise.

18-0028-03-001 REV P3 received by the City Council as Local Planning Authority, on the 26.10.2021

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.

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 carried out in accordance with the materials as set out in drawings:

18-0028-03-001 REV P3 received by the City Council as Local Planning Authority, on the 26.10.2021

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.

Appendix 1 – List of consultees & neighbours notified

33 Daresbury Road, Manchester, M21 9NA
6 Barway Road, Manchester, M21 9JZ
30 Daresbury Road, Manchester, M21 9WA
26 Daresbury Road, Manchester, M21 9WA
31 Daresbury Road, Manchester, M21 9NA
7 Hampton Road, Manchester, M21 9LA
8 Barway Road, Manchester, M21 9JZ
28 Daresbury Road, Manchester, M21 9WA

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