MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131365/FH/2021
Date registered valid:	20 September 2021
Proposal:	Erection of a two storey side extension and single rear extension to form additional living accommodation
Address:	266 Yew Tree Road, Manchester, M14 6BT
Ward(s):	Old Moat Ward
Applicant:	Mr. Gordon Thompson 85 Arnfield Road, Manchester, M20 4AG
Agent (if any):	
Case officer:	Dave Morris Tel: 0161 600 7924 Email: dave.morris@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 12.11.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8.10.2021

Standard consultations:
Printed: 22 September 2021 Expired: 13 October 2021

Neighbour notifications
Printed: 22 September 2021 Expired: 13 October 2021

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

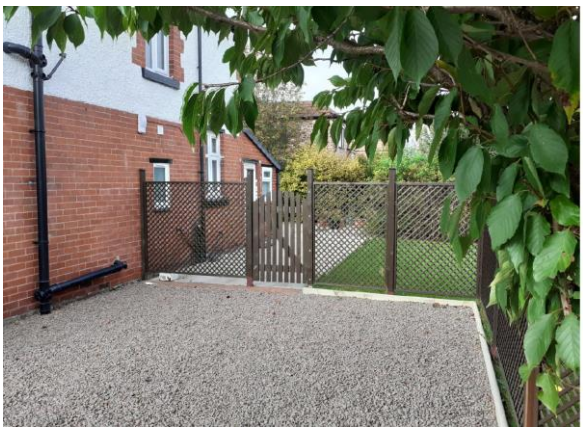
Environmental Statement: Not required

Description of site/building

This application relates to a two storey interwar style semi detached house. There is an original single storey lean to at the rear and a modern porch at the front. The property has a brick ground floor with a rendered first floor. And a hipped roof.



In front of the property the garden ranges from 7.5 to 9 metres. At the side of the property the garden incorporates a drive and is approximately 10 metres wide. The rear garden is 7 metres deep. There is a small tree at the front of the side garden.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

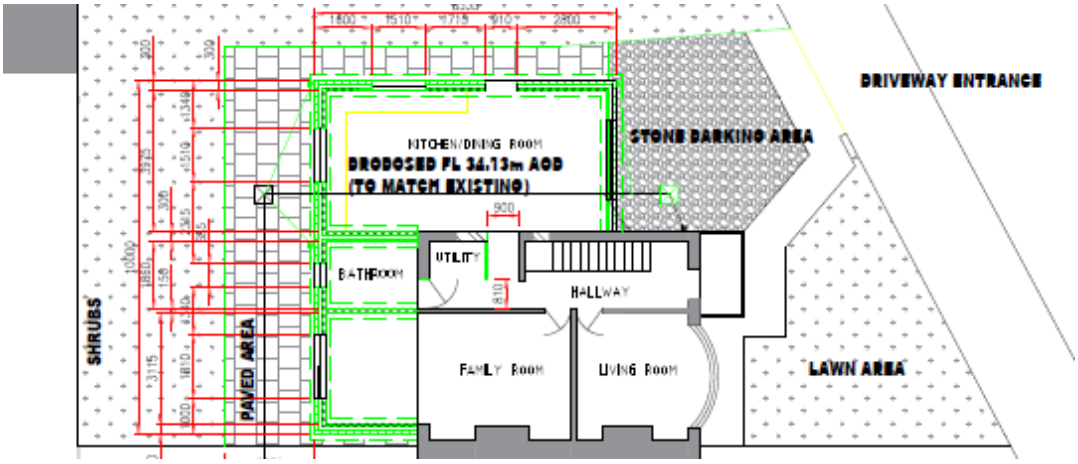
This is a residential area. Adjoining to the south is the other half of the semi, which has not been extended. To the north is the side elevation of a residential property on Yew Tree Road. The side garden ranges between 9 and 5.5 metres deep. In May 2020 planning permission reference 126249/FH/2020 was granted for the Erection of part single, part two storey side and single storey rear extension to provide additional living accommodation.



Adjoining the site to the west (rear) is the rear garden and part of the side elevation of a house on Delacourt Road. There are residential properties facing the site across Yew Tree Road.

Description of development

Consent is sought to erect a two storey side and single storey rear extension which wraps around the property.



The side extension is set back 2.4 metres from the front face of the property and would project 4.2 metres at the side and 2.7 metres beyond the rear face of the property. The extension would have a brick ground floor and rendered first floor with a hipped roof. The front elevation would have a single window on each floor as would the side elevation. There would be a single window in ground floor of the rear elevation. The single storey extension would extend across the full width of the property and project 2.7 metres. It would have a mono pitch roof and there would be a set of patio doors in the rear elevation.



The site is within Flood Zone 2 and a Flood Risk Assessment has been submitted.

Consultations & Notification Responses

Local Residents

No representations received.

Flood Risk Management

The drainage of the site can be approved and the following informative are recommended:

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 Flood Zone 2, floor levels should be set no lower than existing floor levels of the adjoining property.

We also recommend that the property signs up to the early flood warnings from the Environment Agency.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 and EN17

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

EN17 Seeks to protect water quality in the City

Unitary Development Plan.

The relevant saved UDP policy is Dc1 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 whilst protecting the amenity and character of an area.

Issues

Principle

The proposed development accords with the principle of extending a property to mee the changing needs of the occupiers.

Scale

The side garden of the property is larger than the rear garden and this is reflected in the design of the proposed extension with the larger part of the development being in the side garden, whilst the rearward extension is quite modest at 2.7 metres. On balance the scale of the proposed extensions is considered acceptable.

Design

The extension has been designed to mimic the host property with brick at ground floor level and render above with a hipped roof. On balance there are no issues with the design of the extension.

Residential amenity

The proposed side extension is sufficiently far from the site boundary, a minimum of 3.3 metres that it will not have an over bearing impact. Whilst the rear extension is built adjacent to the boundary the moistest projection of 2.7 metres is well within the guidance of 3.6 metres set out

in policy DC1, it is also due north of the adjoining property and is therefore unlikely to have a significant impact.

In terms of privacy the windows in the front elevation are set well behind the building line and would therefore have less of an impact that the existing windows in the front elevation. There are windows in the ground and first floors of the side extension and these are approximately 3.5 metres from the shared boundary and face the side elevation of the neighbours extension, construction of which appears to be commencing and a small triangle of remaining garden. On balance it is considered that there would be no significant loss of privacy or overlooking from these windows.



At the rear the window/doors are at ground level and look out towards the side elevation and rear garden of the house to the rear of the site. Whilst the remaining rear garden would only be approximately 4.3 metres deep the windows are a ground floor level so that any overlooking would be minimal.

On balance it is considered that there would be no significant impact n residential amenity from the proposed extensions.

Flood Risk

The site is in Flood Zone 2 and a Flood Risk Assessment has been submitted. The assessment is acceptable.

Parking

Space remains within the site to accommodate at least one car off street which is in line with the Council's current practice.

Refuse

There remains ample space at the side and rear of the property to store refuse/recycling bins.

Tree

The tree on the site is not protected, however, it is not likely to be affected by the extension due to its position at the front of the garden.

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 polices 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:
266 YEW TREE -06 revision B received 20 September 2021
266 YEW TREE -07 revision A received 16 August 2021
266 YEW TREE -08 revision C received 5 October 2021
Flood Risk Statement received 20 September 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.

3) The development hereby approved shall be constructed using materials that match those used in the original building in terms of size, colour and texture.

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.

Informatives

1) 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 Flood Zone 2, floor levels should be set no lower than existing floor levels of the adjoining property.

We also recommend that the property signs up to the early flood warnings from the Environment Agency.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

245 Yew Tree Road, Manchester, M14 6BS
243 Yew Tree Road, Manchester, M14 6BS
4 Delacourt Road, Manchester, M14 6BX
2 Delacourt Road, Manchester, M14 6BX
264 Yew Tree Road, Manchester, M14 6BT
247 Yew Tree Road, Manchester, M14 6BS
268 Yew Tree Road, Manchester, M14 6BT

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) -
Area Team Boundary - Name: SOUTH