

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131674/FH/2021

Date registered valid: 16 September 2021

Proposal: Erection of a front porch, single storey side and rear extension following demolition of existing detached garage together with hip to gable extension and installation of rear roof dormer to form additional living accommodation

Address: 32 Fog Lane, Manchester, M20 6AL

Ward(s): Didsbury East Ward

Applicant: Keating, 32 Fog Lane, Manchester, M20 6AL

Agent (if any): Miss Rebecca Peacock-Nazil, Be.architects, 12-14 Shaws Road, Altrincham, WA14 1QU

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@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: 4 November 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 23 September 2021

Expired: 14 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

The application site relates to a two storey semi-detached dwellinghouse.



Photograph 1 Application site as viewed from Fog Lane

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is predominantly residential in nature comprising of similar designed and

Description of development

The applicant is seeking planning permission to erect a front porch, single storey side and rear extension following demolition of existing detached garage together with hip to gable extension and installation of rear roof dormer to form additional living accommodation

Consultations & Notification Responses

Local residents/public opinion – No objections, comments 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 – 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. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed.

Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

Development in this application proposes a modest single storey side and rear extensions and changes to the roof space in the form of a hip to gable roof conversion and rear dormer 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 and Visual Amenity – The applicant seeks to extend the property at front, side and rear. At the front the applicant is proposing a simple canopy/porch to provide shelter to the front door. The side and rear extension will provide additional living accommodation in the form of a larger kitchen and dining room, a w.c and shower room and a utility to room.

In the roof the applicant is proposing a hip to gable roof conversion together with a rear dormer to provide a new bedroom space with ensuite.

As described the proposed extension is rather modest with a sideward projection of just 1.25 metres and a rearward projection of just 2.75 metres. The extension would have a lean to roof to a maximum height of 3.33 metres at the rear, 3.12 metres at the side and have an eaves height of 2.57 metres.

There are no concerns with the size of the proposal which would easily appear subservient to the original dwellinghouse. The single storey height together with a gap of just under 1 metres to the shared boundary with no. 30 Fog Lane will ensure that there is overshadowing or overbearing impacts on the neighbouring property.

No.34 Fog Lane has previously been extended with a single storey rear extension (photograph 2), the proposed drawings show that the projection of the rear extension would be less than the adjoining neighbouring property with the roof height being marginally higher than the neighbouring property. Therefore, the impacts of the rear extension will largely be mitigated by the existing extension at No.34 Fog Lane.

In the roofspace the applicant is seeking a hip to gable roof conversion and a rear dormer, both elements of the proposal are possible under permitted development rights (if they were in materials to match). In this case the proposed changes are marginally larger in terms of cubic content than what is allowed under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) with 56.56 metres³. Although this is slight larger than the GPDO it would have a similar impact. There are no concerns with the scale and massing of the changes to the roof, hip to gable alterations are becoming more common in the area and there are at least 3 other examples in the immediate street scene, with 2 containing dormers also.



Photograph 2 Rear Elevation of both No.32 and No.34 Fog Lane

The applicant is proposing one side window into the extension to the w/c and shower room, it is recommended that this window is obscurely glazed.

The applicant is also proposing to remove two first floor side windows and replacing them with one window. As the window is replacing two existing side windows and it does not afford any additional views towards no. 30 Fog Lane then this window is considered to be acceptable in terms of its siting but also that the window will not provide any additional overlooking or privacy issues.

On balance, due to the position, design and size of the proposed extension it is considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

Bin storage - Bin storage would be unaffected by the development and the gap to the shared boundary will allow access to the side and rear of the property.

Parking – Car parking will be unaffected by the proposal.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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 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:

2139-BE-XX-11-102 as received by the City Council as Local Planning Authority, on the 16 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 carried out in accordance with the materials as set out in drawings:

2139-BE-XX-11-102 as received by the City Council as Local Planning Authority, on the 16 September 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.

4) Before first occupation the windows in the ground floor west elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent 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

11 Fog Lane, Manchester, M20 6AX
30 Fog Lane, Manchester, M20 6AL
34 Fog Lane, Manchester, M20 6AL
13 Anerley Road, Manchester, M20 2DJ
2A Essex Avenue, Manchester, M20 6AN
15 Anerley Road, Manchester, M20 2DJ
11 Anerley Road, Manchester, M20 2DJ

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) -
Area Team Boundary - Name: SOUTH