

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131170/FH/2021

Date registered valid: 16 August 2021

Proposal: Erection of a part single, part first floor rear extension to form additional living accommodation

Address: 5 Strathfield Drive, Manchester, M11 4HB

Ward(s): Clayton & Openshaw Ward

Applicant: Mr. S Ismail 5 Strathfield Drive, Manchester, M11 4HB

Agent (if any): Mr Paul J Ormandy 9 Delaford Avenue, Manchester, M28 2QS

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 September 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 17 August 2021 Expired: 7 September 2021

Neighbour notifications

Printed: 3 September 2021 Expired: 13 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 vacant semi detached dwellinghouse (no. 5 Strathfield Drive) located at the head of a small residential cul-de-sac comprising 8 properties, and one vacant site. The property has a narrow front garden due to the curvature in the road, and a larger garden to the rear . There is a narrow path alongside the shared boundary with no.3 Strathfield Road .

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The dwellinghouse is located within a predominantly residential area, largely comprising two storey, semi-detached dwellinghouses. To the rear of the site are dwellinghouses on Homebury Drive.

Description of development

Consent is sought for the erection of a part single, part first floor rear extension to form additional living accommodation following the removal of the existing single storey rear extension. The revised plans show the proposed extension would extend across the full width of the rear elevation of the existing house projecting into the rear garden at ground floor level by 4.33m from the rear facade of the original dwellinghouse and not the single storey extension in situ. The first floor extension would be limited to 1.672m in depth. The existing first floor window in the side gable which served a bathroom would be removed, and reinstated with brickwork.

The existing boundary treatment to the rear garden would be retained.

Consultations & Notification Responses

Local residents - A telephone enquiry was received from a resident , but no written comments were subsequently received.

Flood Risk Management- The information uploaded to the Planning Portal 26 July to 16 August has been considered.

The site is within Flood Zone 1 and with very low risk of surface water flooding. The site is within the Conurbation Core critical drainage area (CDA).

A culverted watercourse is indicated to be in close proximity to the development and therefore they recommend the Informative below is included.

Informative

The applicant should design and construct 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. We recommend considering green SuDS components to mitigate for any loss of permeable area.

MCC records highlight that the underground Clayton Dingle Tributary is located within close proximity to the site (approximately 5m to the west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Environmental Health - recommend the following informative for the above application due to previous potentially contaminative site uses (brick works):

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Policy

The following policies and guidance are considered relevant to the consideration of this application:

- Policies DM1, SP1, T2, EN1, EN14, EN18 - 19 of the Core Strategy;
- Saved policy DC1 and DC26 of the UDP;
- Guide to Development in Manchester (SPD);
- Residential Quality Guidance 2016;
- Greater Manchester Spatial Framework;
- National Planning Policy Framework (NPPF) July 2021.

ISSUES

Principle of development

The submitted application is for the proposed erection of a part single , part two storey rear extension to form additional living accommodation. The principle of a part single , part two storey rear extension to meet changing residential needs is considered to be acceptable. On balance it is considered that the revised proposal represents a proportionate addition to the existing building to create improved living accommodation. It is therefore considered that the

development responds positively to The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Residential Amenity

Approval is sought for the erection of a part single part two storey extension with a pitched roof which would project rearward from the rear façade of the original dwellinghouse (excluding the single storey extension in situ) at the ground floor by 4.33m, and 1.63m at first floor level. Both side elevations would comprise blank gables, with all glazed areas located on the rear elevation overlooking the retained rear garden area. Furthermore, an existing obscurely glazed window at first floor level in the side gable (formerly to serve a bathroom) would be removed and reinstated as brickwork.

The proposed rear extension would be built in close proximity to the boundary with no.7 Strathfield Drive, with the rear extension being off set from the boundary with no.3 Strathfield Drive by 1.4m at the closest point. (i.e. no closer than the side gable of the existing house). The rear garden is bounded by 1.8m high wanelap and close boarded fencing. The distance from the dwellinghouse at first floor level to the properties on Homebury Drive is 23.4m. As such the incorporation of a 1.672m rearward extension at first floor level is not considered to give rise to a potential loss of privacy that would be so significant as to warrant refusal of permission.

The dwellinghouse has a western facing rear garden and as such receives sunlight in the evening. Although it is acknowledged that the extension has the potential to reduce sunlight in the middle of the day to the adjoining occupiers at no.7, the rearward projection, when combined with the existing boundary treatment, and proposed siting of the extension is not considered to give rise to such significant impacts to warrant the refusal of permission.

On this basis, it is considered that development responds positively to Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Visual Amenity

It is considered that the proposal would not detract from the character and appearance of the existing house, due to the context, and siting.

Overall the proposal has been designed to be in keeping with the design and character of the existing house, and would incorporate matching materials. It would therefore not adversely affect the appearance of the existing dwelling or visual amenity within the area, and is considered to be acceptable. A condition is however, proposed to ensure that the materials would match the materials forming the original dwellinghouse.

Height, scale and massing

It is considered that the scale of the development and its massing in relation to the surrounding context would be acceptable.

Siting

The proposed rear extension would be contained within the existing curtilage of the property. It is considered that the proposed siting of the extension would not adversely affect neighbouring houses, and would meet the requirements of Core Strategy policies DM1 and SP1.

Design and appearance

The proposed extension would be visible to the properties to either side of the dwellinghouse, with views to the houses on Homebury Drive. The rear garden area, however, is for the most

part well screened by fencing to all three boundaries, and therefore views of the ground floor element of the scheme would be limited .

The extension would be traditional in design comprising brickwork with a tiled roof .

It is considered that the design and appearance of the proposed extension is in character with the existing house and would be acceptable in this location.

Waste Management

The existing arrangement is unaffected by the proposed development.

Car Parking

Due to the curvature of the head of the cul de de sac, this property is located close to the back of pavement , with a narrow front garden area, and does not benefit from off street parking provision. The existing off street parking provision would not be affected by the proposed development. Strathfield Drive is part of the Stadium 24hr Controlled Parking Zone (Etihad Zone E5), and subject to a residents permit scheme in regard to parking on events days at the Etihad stadium between 10a.m. and 10p.m.

Contaminated land

As the site has potentially been subject to contaminative historic land uses, a watching brief in regarding to ground conditions is proposed to be attached as an informative.

Presence of culverts

Following the observations of Flood Risk Management officers in regard to the potential for a culvert to be located in proximity to the site, it is proposed to attach an informative in relation to this matter as requested.

Conclusion

It is considered that the proposal is suitably related to the surrounding context, respects its setting, and creates no significant visual or residential amenity within the character of the overall general local area. The proposal complies with policies in relation with the level of accommodation, amenity space, refuse/storage area and Core Strategy policies as stated.

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

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

0) The local planning authority have worked with the applicant in a positive and proactive manner. In this instance concerns were raised in regard to the depth of the first floor extension and the existing first floor window in the side gable. Revised plans have been received which address the matters which were raised, and the appropriate conditions have been attached.

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:

Location plan and plan ref: 21.171.P.100.10 (existing plan and elevations) ; received 26th July 2021;

Plan ref: 21.171.P.100.05 (proposed site plan) received 16th August 2021;

Plan ref: 21.171.P.100.12. rev.C (Proposed Plans and Elevations Option.1) received 13th 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 Manchester Core Strategy (2012).

3) The external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of the Manchester Core Strategy(2012).

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on plan ref: 21.171.P.100.12. rev.C (Proposed Plans and Elevations Option.1) received 13th September 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant should design and construct 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. We recommend considering green SuDS components to mitigate for any loss of permeable area.

MCC records highlight that the underground Clayton Dingle Tributary is located within close proximity to the site (approximately 5m to the west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

2) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management

7 Strathfield Drive, Manchester, M11 4HB
8 Homebury Drive, Manchester, M11 4HG
4 Homebury Drive, Manchester, M11 4HG
3 Strathfield Drive, Manchester, M11 4HB
6 Homebury Drive, Manchester, M11 4HG
10 Homebury Drive, Manchester, M11 4HG

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2