

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130822/FH/2021
Date registered valid: 22 June 2021
Proposal: Erection of single storey side extension with associated external works to provide additional living accommodation
Address: 116 Fog Lane, Manchester, M20 6SP
Ward(s): Didsbury East Ward

Applicant: Mr French, 116 Fog Lane, Manchester, M20 6SP
Agent (if any): Mr John Allen, Andrew Wallace Architects, The Old Bakery, Vicker Grove, Manchester, M20 1LJ
Case officer: Linda Marciniak
Tel: 0161 234 4636
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Recommendation: Approve
Date of recommendation: 25 August 2021



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 26 July 2021
Standard consultations: Printed: 28 June 2021 Expired: 19 July 2021
Neighbour notifications Printed: 28 June 2021 Expired: 19 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 relates to an area of block paved driveway towards the side/rear elevation of 116 Fog Lane, a modern semi-detached dwelling with dormer accommodation on the south side of Fog Lane.



The property has a projecting first floor extension overhanging part of the driveway and the whole house is finished in a mixed palette of materials comprising render, timber cladding, standing seam zinc and coloured Trespa cladding panels.

Alongside the driveway is a gated-off front garden area.

The driveway leads to a larger rear garden which is screened off from the front elevation by 1.8-metre high timber gates.

Description of area

The site is within a residential area comprising a mixed typology of 3-storey Victorian semi's, inter-war semi's, purpose-built flats and early C20 semi's. Fog Lane Park is situated behind houses on the north side of Fog Lane.

Description of development

Erection of single storey side extension with associated external works to provide additional living accommodation.

The proposal extends the living room area of the open plan ground floor kitchen / dining / living room and re-configures the front garden area to provide space to park a second vehicle and for bin storage.

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) – Saved UDP Policy DC1
Manchester Core Strategy - Policies DM1 and SP1

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.

Issues

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 UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

Residential Amenity

The proposal is considered to have acceptable impacts on residential amenity with windows only at the front and rear. As a result, there would be no overshadowing, overbearing or overlooking opportunities.

Visual Amenity

The side extension is of a relatively small scale having an irregular footprint that follows the splayed contours of the site. It will be sited approximately half-way along the side elevation extending to align with the rear elevation to enable a seamless assimilation with the original open plan living area.

The scale of development is proportionate to the dwelling. Viewed from the front, it has a width of 2.97 metres, height of 3.2 metres and is 4.75 metres long. The additional width at the rear extends to 3.41 metres.



The extension proposes a flat roof with a flat rooflight over, slim aluminium framed window at the front and a large picture window at the rear.

The material is render to match the existing rendered ground floor which will help the extension to assimilate with the original.

Parking

Siting the extension in the proposed location will entail the loss of space at the side that is used to park one of two cars.

The submitted plans show that the front garden area has been reconfigured to accommodate one space in this location, which mirrors the parking arrangements on the other half of the semi.

There are no concerns that the proposal will lead to any significant loss of amenity or result in a parking demand on Fog Lane.

Bin storage

A bin store is shown in the front garden area at the side of the property. This is proposed to remain in situ following any reconfiguration of the front garden for additional parking.

Other matters

The application was subject to a delay as the drawing numbers and descriptions did not accurately reflect the content of each drawing. The agent issued a set of corrected drawings for those where errors occurred.

An extension of time was agreed on receipt of the corrected drawings.

Conclusion

On the basis of the above, the proposal accords with saved UDP policy DC1 and with Core Strategy policies SP1 and DM1.

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 proposed extensions raised no concerns on public notification and the application has been determined following an extension of time to enable the agent to amend the drawing numbers.

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 22nd of June 2021 or as stated:

Application Form

Location Plan, Ref: P.02LD.P001

Existing West Elevation, Ref: E.03GA.E001

Existing Site Plan, Ref: E.02LD.P002 received by email on the 23rd August 2021
Existing North Elevation, Ref: E.03GA.E003 received by email on the 23rd August 2021
Existing South Elevation, Ref: E.03GA.E002 received by email on the 23rd August 2021
Proposed Site Plan, Ref: P.02LD.P002 received by email on the 23rd August 2021
Proposed North Elevation, Ref: P.03GA.E003 received by email on the 23rd August 2021
Proposed South Elevation, Ref: P.03GA.E002 received by email on the 23rd August 2021
Proposed West Elevation, Ref: P.03GA.E001 received by email on the 23rd August 2021

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on the external surfaces of the extension hereby permitted shall be in accordance with those as stated on the above approved drawings and on the Application Form.

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 policy DM1 of the adopted Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services

77 Fog Lane, Manchester, M20 6SL
79 Austin Drive, Manchester, M20 6FA
118 Fog Lane, Manchester, M20 6SP
Flat 2, 1 Princes Avenue, Manchester, M20 6SE
Flat 6, 1 Princes Avenue, Manchester, M20 6SE
77A Austin Drive, Manchester, M20 6FA
Flat 11, 1 Princes Avenue, Manchester, M20 6SE
Flat 10, 1 Princes Avenue, Manchester, M20 6SE
Flat 5, 1 Princes Avenue, Manchester, M20 6SE
Flat 4, 1 Princes Avenue, Manchester, M20 6SE
114 Fog Lane, Manchester, M20 6SP
75 Fog Lane, Manchester, M20 6SL

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