

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132857/FH/2022

Date registered valid: 4 March 2022

Proposal: Erection of a part single/part two storey rear extension to provide additional living accommodation and re-roofing of existing garage

Address: 5 Twyford Close, Manchester, M20 2YR

Ward(s): Didsbury West Ward

Applicant: Mr. Jing Zhao 5 Twyford Close, Manchester, M20 2YR

Agent (if any): Mr Gooding LDM Surveyors LDM House, 46 Great Ancoats Street, Manchester, M4 5AB

Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 May 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 May 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 March 2022 Expired: 30 March 2022

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/area

5 Twyford Close is a 2 storey detached dwellinghouse with conservatory and detached garage to the rear. To the east and west there are further dwellings, while to the south there is a wooded area and beyond that an access road to a housing development on the site of the Wrengate office building.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is proposing to erect a part single/part two storey rear extension and a single storey side extension to provide additional living accommodation, as well as re-roof the existing garage.

Originally the applicant also proposed to erect a 2 storey side extension but this was reduced to a single storey given concerns about its potential impact.

The applicant has previously applied for a 2 storey rear extension (130949/FH/2021) but as that extension occupied the full width of the house it was withdrawn over concerns about the potential to impact upon adjoining residents.

Consultations & Notification Responses

Local Residents – Seven letters of objection have been received, four of which were to the revised drawings. The comments are summarised below:

- This new development will still have an impact on adjoining houses and will cause overshadowing.

- The proposal would still represent overdevelopment.
- This development is close to protected trees and arguably these are in falling distance. A tree survey would be needed to ensure the works do not make the trees less stable and a risk to neighbouring homes. There are at least 4 trees nearby.
- There is the additional challenge regarding logistics for workmen access. There is no parking or through road for suppliers/contractors and thus, their vehicles would create significant congestion within the Close as there is no access through the bottom of the garden.
- Whilst I appreciate that there has been a change in the proposed build for part of it to be single storey, rather than the whole rear build being 2 storey, I believe that as per my objection to the previous proposal that the size/angles of boundaries and downwards incline of land away from no.5 means that there would still be an adverse impact on the light of the properties to the right of no.5.

Policies

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, the most relevant of which in this instance are:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity and landscape.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

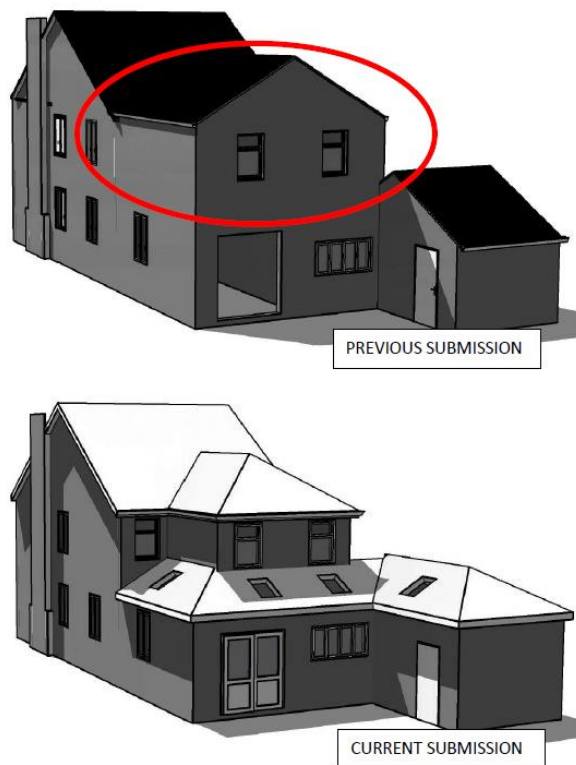
Saved UDP Policy DC1, Residential Extensions – Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- the general character of the property;
- the effect upon the amenity of neighbouring occupiers;
- the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- the overall appearance of the proposal in the street-scene;
- the effect of the loss of any on-site carparking.

Issues

Principle of the Proposal – Given concerns about the extent of the rear extension in the previous scheme the applicant reduced the width and rearward projection of the first floor element to reduce its overall impact. This has resulted in a first floor element that has moved away from the side boundary and which does not extend the full length of the ground floor element. Given this, the principle of extending the property in the manner proposed is acceptable.

Notwithstanding this, the potential impact upon existing levels of residential and visual amenity must be assessed.



Design – A reduction in the width and projection of the first floor element has reduced the overall massing of the proposal and has made it more subservient to the original dwelling. In addition, the design of the proposed extensions and re-roofing works is considered acceptable and compatible with the existing property.

Residential Amenity – Given the amendments to the proposed rear extension it is not considered that the proposal would lead to a loss of privacy or excessive levels of overshadowing. As such it is not considered that it would lead to an undue reduction in the current levels of residential amenity enjoyed by neighbouring residents.

Notwithstanding this, it is considered prudent to require the ground floor side windows to be obscurely glazed to reduce any concerns about a reduction in privacy.

Visual Amenity – Given the design and siting of the extensions and the re-roofing of the garage, it is not considered that the proposal would have an unduly detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the property.

Pedestrian and Highway Safety – The proposal will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Car Parking – Sufficient off-street car parking would remain for the occupants of the property.

Impact on Trees – The trees referred to by the local resident are approximately 15 metres away from the proposed extension and there are no other trees in close proximity to the proposed works. As such, it is not considered that the development would have a detrimental impact on any existing trees in the area.

Construction – Given the size of the proposed development it is not envisaged that the level of on-street parking associated with the construction staff would be excessive. While on-street parking on Twyford Close is very limited due to its size, it is considered that sufficient space exists on the surrounding highway network to accommodate several construction vans parked up during the day.

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 in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning 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:

- a) Location Plan, stamped as received on 7 February 2022.
- b) Drawing nos. PS122 rev O, PS221 rev O, PS222 rev O and PS432 rev O, stamped as received on 4 May 2022.
- c) Drawing no. PS522 rev O, stamped as received on 27 May 2022.

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.

3) The materials to be used on the external elevations shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity, pursuant to Policy DM1 of the Manchester Core Strategy.

4) Before first occupation the ground floor windows in the side elevations of the development hereby approved shall be obscurely 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 Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

9 Twyford Close, Manchester, M20 2YR
7 Twyford Close, Manchester, M20 2YR
3 Twyford Close, Manchester, M20 2YR

Appendix 2 – Planning constraints