

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130533/FH/2021

Date registered valid: 24 May 2021

Proposal: Erection of a two storey side and rear extension, and first floor front extension to form additional living accommodation

Address: 30 Ford Lane, Manchester, M20 2TJ

Ward(s): Didsbury West Ward

Applicant: Mr & Mrs Catling, 30 Ford Lane, Manchester, M20 2TJ

Agent (if any): Mrs E Caunce, House Architects, The Oaks, 3 Village Road, Wirral, CH48 3JN

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 July 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 June 2021

Standard consultations:

Printed: 7 June 2021 Expired: 28 June 2021

Neighbour notifications

Printed: 7 June 2021 Expired: 28 June 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 is an early 20th century two-storey semi-detached property of red brick and render construction surmounted by a grey/brown clay tile roof. It is situated on the north side of Ford Lane and orientated north-south with the rear facing north. There are gardens to the front and rear with access along the eastern side, off-road parking and a detached timber shed in the rear garden.

Houses of this type on Ford Lane loosely follow an Arts and Crafts design with bay windows, catslide roof to the front gable, decorative porthole window on the front elevation and red brick plinth with white render to the upper storey.

Listed building: Not applicable

Conservation area: ---

Tree Preservation Order: ---

Description of area

The surrounding area is residential and within 350 metres of Didsbury District Centre.

The character of the area is residential comprising approximately 1930's garden-fronted semi-detached housing within average sized plots. This house type displays a characteristic porthole window on the front first floor elevation which, on many extended properties in the area, has been brought forward in front extensions to provide extended bathrooms.

Description of development

Erection of a two-storey side and rear extension, and first floor front extension to form additional living accommodation.

The extended accommodation provides a kitchen/dining room at ground floor and extended rear bedroom, extended bathroom at the front and an office at first floor.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Didsbury Civic Society – No comments received.

Policy

The National Planning Policy Framework (NPPF)

The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy")

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. The relevant Core Strategy policies for this application are as follows:

SP1 - Spatial Principles

DM1 - Development Management

Policy SP1 - Spatial Principles

This policy states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

Policy DM1- Development Management

Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o 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.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are extant within the planning process. These are:

DC1 - Residential Extensions

States that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

Residential amenity

The proposal is considered to have acceptable impacts on residential amenity. Most of the development is sited on the north-eastern corner of the site over 2-storeys to provide the extended kitchen/dining room with extended bedroom and office above.

The depth of projection off the rear elevation is 2.908 metres which is within saved UDP policy DC1.3. It extends towards the boundary with No.28, the adjacent property to the east, by 1.817 metres, leaving a gap to this boundary of 1.045 metres. The extension proposes a kitchen window at ground floor which will face similar at No.28, which is part of the original design to both properties. As such, there will be no new overlooking, which is nonetheless mitigated by a 1.8-metre high intervening fence.

In terms of the impacts due to shading and being overbearing, No.28 has a conservatory with solid mono-pitch roof sited across the rear elevation with windows that would face the extension. Some loss of light will therefore be experienced towards the end of the day, but this would not be so detrimental to warrant a refusal or amendments to the scheme.

The occupiers will also lose some of the openness at the rear but as the conservatory is not a main habitable room, has a solid roof and faces the fence, only a section of the extension to the height of the conservatory windows will be visible beyond the fence from inside the conservatory. Again, this is unlikely to be perceived as so harmfully overbearing to warrant a refusal or amendments.



No. 28 Ford Lane



No.32 Ford Lane

In considering the impacts on the adjoining semi, No.32, the rear extension is 4.91 metres wide and extends part way across the rear elevation, leaving a gap of 3.31 metres to the boundary. This property has a single storey extension sited on the boundary and 2-storey extension alongside and so will not be impacted by the proposal to any extent.

Visual Amenity

The extension has been sited, designed and scaled to make the best use of circulation within the dwelling, whilst being proportionate to the footprint of the original and the plot.

The 2-storey side extension has a narrow 1.369 metres width and is set back 4.877 metres off the front elevation with a hipped roof that matches the existing and set down 785mm below the original apex. This will ensure that the additions to the side appear subservient to the original within the street scene, even with the first-floor infill.

The infill extends the small front bathroom. It comes forward to the front elevation by 2.693 metres and is 2.532 metres wide. The original porthole window is retained, and the overall traditional appearance of the dwelling will be maintained by use of matching brick and render materials. These will carry through to the side which will enable the extension to integrate seamlessly with the original whilst clearly reading as an add-on. A condition is appended for materials to match in the interests of visual amenity.

The front infill is a common first floor front extension in this house type and so would not appear out of character in the street scene.

Parking / Bin storage

As development does close the gap to the side, nor come forwards of the principal elevation, there will be no loss of curtilage for parking and storing bins.

Conclusion

On balance, it is considered that the extensions will have acceptable impacts on residential and visual amenity, parking and bin storage with no significant loss of amenity to adjacent or adjoining occupiers and to the character of the street scene. The development is within saved UDP policy guidelines for 2-storey extensions and conditions are attached in the interests of residential and visual amenity in accordance with saved UDP policy DC1 and Core Strategy policy 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 extension raised no objections on consultation and has been determined in a timely manner.

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 as received on the 24th of May 2021:

The Householder Application form;
Location Plan
Site Plans SP-01
Existing Plans and Elevations EX-01
Proposed Plans PL-01
Proposed Elevations PL-02

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 match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

Reason - To ensure 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 DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4) Before first occupation of the extensions hereby approved, the first floor bathroom window shown on drawing nos. PL-01 and PL-02, 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 and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

Didsbury Civic Society

19 Woodford Gardens, Manchester, M20 2TF

28 Ford Lane, Manchester, M20 2TJ

32 Ford Lane, Manchester, M20 2TJ

17 Woodford Gardens, Manchester, M20 2TF

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

Area Team Boundary - Name: SOUTH