

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129476/FH/2021

Date registered valid: 26 March 2021

Proposal: Erection of single storey side extension to form ancillary living accommodation, together with raised patio

Address: 119 Hill Lane, Manchester, M9 6PW

Ward(s): Higher Blackley Ward

Applicant: Mrs Trudy Finney 119 Hill Lane, Manchester, M9 6PW

Agent (if any):

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 May 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 31 March 2021 Expired: 21 April 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

Listed building: Not applicable

Conservation area: NO

Tree Preservation Order: NO

The application site relates to a two storey, detached dwelling house located within a predominantly residential area in the Higher Blackley ward of north Manchester. The property benefits from an ample side, front and rear garden. The property has been previously altered and appears to have two principle elevations facing both Hill Lane and Westland Drive. However, the proposed extension would be positioned in the rear garden area and includes an extension to the basement of the dwelling house.

The submitted application seeks planning permission for the erection of single storey rear extension created after demolition of an existing patio area positioned at basement level. The extension would project 5.5m x 2.2m height x 8 metres width, the additional space created would provide two bedrooms and a kitchen/lounge area. The flat roof would be utilised as a patio bound by a glass balustrade measuring 1.1 m in height and a lantern light over the kitchen area would be installed.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

Issues

POLICIES

UNITARY DEVELOPMENT PLAN SAVED POLICIES

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

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

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. 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 original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length

NATIONAL PLANNING POLICY FRAMEWORK

Chapter 12. Achieving well-designed places

124. 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.

LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (ADOPTED 11 JULY 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- 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 and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

CITY COUNCILS GUIDE TO DEVELOPMENT IN MANCHESTER 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages.

ISSUES

Amenity

The submitted application is for the erection of single storey rear extension at basement level to form additional living accommodation. The proposed extension accommodates a living room/ kitchen and two bedrooms.

The application site relates to a detached property, which sits within a considerable sized garden on a corner plot. The neighbouring semi-detached property is positioned as such that the rear elevation of no 3 Westland Drive sits back from the rear elevation of the application site and a considerable gap divides the properties. The application site has a raised patio area which is similar in terms of height scale and massing as the proposed extension. The marginal increases in height, scale and massing include a 500mm increase in overall height and a 2.2 m rearward projection. Therefore, the implementation of the extension in particular the slightly larger patio area would not cause significant overlooking and impact on the privacy currently enjoyed by the occupiers of the neighbouring property no 3 Westland Drive due to the positioning and relationship between the two properties.

One window opening is proposed on the side return facing the neighbouring property no 3 Westland Drive. However, due to its positioning in relation to the topography of the land would not allow significant overlooking to occur as a result of the window, however, the an element of overlooking may occur therefore a condition has been attached to the consent to obscurely glaze the window. Furthermore, there is also a small window on the other return of the extension which poses no overlooking into the surrounding properties due to its positioning. The new door and window have been proposed in the elevation overlooking rear garden area and these proposed openings do not pose issues in terms of residential amenity; overlooking or privacy. A condition shall be applied to any approval regarding no further windows in any of the elevations.

The proposed extension poses no impact upon loss of light and overshadowing as the orientation and lowered position of the extension. There is a gap maintained between the common boundary the same as the existing patio area which is the same as the distance as the proposed extension. Therefore, due to the proposed size, scale and height of the extension, there appears to be no significant issues relating to visual or residential amenity, overshadowing or loss of light on the adjacent properties.

Overall the proposed extension is considered to be subservient to the existing property and therefore does not create any significant impact in terms of visual and residential amenity or within the local surrounding area.

DESIGN & APPEARANCE

The proposed extension is in keeping with the original property and the applicant intends to match the existing materials with that of the house and the glass balustrade is not of character with the host property and therefore it is considered that the proposal is acceptable in design terms.

CAR PARKING

Off street car parking is provided at the property and would be unaffected by the proposal.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with the policies within the Development Plan.

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:

The Location Plan and the Site Plan, stamped as received on the 22 February 2021, Drawing Number 8 'B' 2, stamped as received on the 22 March 2021 and drawing number 8 showing cross sections, stamped as received on the 26 March 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 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.

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, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

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 the approved drawing number 8 'B' 2, stamped as received on the 22 March 2021 and drawing number 8 showing cross sections, stamped as received on the 26 March 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Prior to the first occupation of the development, the basement bedroom window drawing referenced 8 'B' 2, stamped as received by the city council as local planning authority on the 22 March 2021, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 1, 104 Hill Lane, Manchester, M9 6PL
106 Hill Lane, Manchester, M9 6PL
117 Hill Lane, Manchester, M9 6PW
108 Hill Lane, Manchester, M9 6PL
Flat 3, 104 Hill Lane, Manchester, M9 6PL
121 Hill Lane, Manchester, M9 6PW
3 Westland Drive, Manchester, M9 6AW
Flat 4, 104 Hill Lane, Manchester, M9 6PL
Flat 2, 104 Hill Lane, Manchester, M9 6PL

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: NORTH1