

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129980/FH/2021
Date registered valid: 18 May 2021
Proposal: Erection of part single/part two storey side extension to form additional living accommodation
Address: 5 Greylands Road, Manchester, M20 5PJ
Ward(s): Didsbury East Ward

Applicant: Scott + Claire Wilson 5 Greylands Road, Manchester, M20 5PJ
Agent (if any): Mr Kieran Hibbs kieranhibbsarchitecture 27 Pioneer Road, Macclesfield, SK11 7ZB
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12 July 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 June 2021

Standard consultations:

Printed: 20 May 2021 Expired: 10 June 2021

Neighbour notifications

Printed: 20 May 2021 Expired: 10 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 extended red-blue brick semi-detached dwelling situated on the northern side of Greylands Road in the Didsbury East ward.

The property has a red clay tile hipped roof, gardens at the front and rear and front driveway.

It has a part-single, part-two-storey rear extension which has the benefit of planning approval under application 114408/FH/2016.



Listed building: Not applicable

Conservation area: -
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Tree Preservation Order: ---

Description of area

The site lies within a residential area comprising a similar housing typology.

It is located a short distance west of Morningside Drive which shares a boundary with the River Mersey. This

places the site within Flood Risk Zone 2 (Medium Risk).

Description of development

Erection of part single/part two storey side extension to form additional living accommodation.

The proposal seeks additional accommodation for a ground floor WC and extended kitchen and utility room, together with extended bedroom 3 with en-suite at first floor.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Flood Risk Management - The drainage of the site can be approved, and we have the following recommendation:

The applicant should design and construct a 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 pursuant to policy EN17 of the Core Strategy.

As the proposed development is within Flood Zone 2, finished floor levels and mitigation measures should be implemented in accordance with the FRA submitted to the LPA

Policy

The application is subject to assessment under the following policies of the development plan:

Saved UDP policy DC1

Core Strategy policies SP1, DM1, EN17

Issues

The application is considered to have acceptable impacts on residential and visual amenity, car parking, bin storage and flood risk.

Residential amenity

The proposal is for a relatively modest scale of development that increases the width of part of the first-floor rear extension, together with new extensions at the side.

The extension at the rear adds a further 1.414 metres to the width of bedroom 3 at first floor which was extended by 2.4 metres off the rear elevation in 2016 (see above reference). The additional width brings the extension closer to the boundary with the adjacent property, No.3 Greylands sited west of the site. This property has a similarly scaled rear extension which the proposal will align with. No windows are proposed that will overlook No.3 and any shading coming from the east will fall on the extension at this property with no loss of existing levels of amenity.

At ground floor, the side extension is also 1.414 metres wide with a WC window facing the side of No.3. An en-suite window facing the front is also proposed at first floor. These are required to be obscurely glazed to protect the amenity of both occupiers.

The added width will not change the relationship with the rear extensions and the adjoining property, No.7 where the existing gap of 3.208 metres will be maintained.

Visual amenity

Visually, the extensions will have an acceptable impact in the street scene. The ground floor is flush with the front elevation, with the extended first floor set back 3.139 metres and roof ridge lowered 746mm off the original. At the side, a gap of 778mm is maintained to the boundary with

No.3. The siting and design are sufficient to enable the original property to be expressed and the extensions to appear subservient whilst ensuring that there is no terracing effect.

The extensions integrate well with the original with eaves and window headers and cills lined through and a pyramid hip that follows the hipped profile of the original. Materials are to match as required by condition on any approval.

The extensions also respond to the siting and design of other extensions in the street scene, including at No.3 to the west and No.6, opposite, thus there will be no loss of character in the street as a result of any approval.



Parking

As the extended side comes flush with the front elevation, there is no encroachment onto the parking space in front of the property.

Bin storage

The gap at the side of 778mm is sufficient to storage bins off the front elevation and manoeuvre them to the front on collection day. As such, there will be no loss of amenity within the street scene.

Flood risk

The site is within Flood Risk Zone 2 which presents a medium risk of flooding. A Flood Risk map was initially sent with the application. This was then supplemented with a full Flood Risk Assessment which has assessed the different sources of likely flood events and recommended mitigation measures to protect against flood risk.

Conditions are appended for drainage design and mitigation measures to be implemented as set out in the FRA, as recommended by the Flood Risk Management team who have reviewed the submitted documents.

On the basis of the above, the proposal is acceptable and in accordance with saved UDP policy DC1 and Core Strategy policies SP1, DM1 and EN17.

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 application received no objections on notification and has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity, drainage and flood risk.

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 9th of April 2021 or as stated:

Application form

Location Plan

Existing Plans and Elevations Ref: KH236-001

Proposed Plans and Elevations Ref: KH236-101 Rev E received on the 2nd July 2021

Environment Agency Flood Map received on the 21st April 2021

Flood Risk Assessment provided by Innervision Design received on the 18th May 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, as stated on the Householder Application Form.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The ground floor WC bathroom on the side elevation and the first floor en-suite bathroom window on the extended side elevation as shown on drawing ref: KH236-101 Rev E received on the 2nd July 2021, shall be obscure glazed to a specification no less than Level 5 on 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved UDP policy DC1.

5) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and to ensure future maintenance of the surface water drainage system.

Reason - In the interests of residential amenity to protect against flood risk, pursuant to policy EN17 of the Manchester Core Strategy.

6) The development hereby approved shall be constructed to ensure that the finished floor levels and mitigation measures are implemented in accordance with the Flood Risk Assessment provided by Innervision Design, dated May 2021 received by the City Council on the 18th of May 2021.

Reason - In the interests of residential amenity to protect against the risk of flooding as the site lies within Flood Risk Zone 2 (Medium Risk), pursuant to policy EN17 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

6 Glenmere Road, Manchester, M20 5PH
8 Glenmere Road, Manchester, M20 5PH
8 Greylands Road, Manchester, M20 5PJ
7 Greylands Road, Manchester, M20 5PJ
3 Greylands Road, Manchester, M20 5PJ

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
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH