

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130719/FH/2021

Date registered valid: 11 June 2021

Proposal: Erection of single storey extension to the side and rear to form additional living accommodation

Address: 18 Dalmorton Road, Manchester, M21 0YQ

Ward(s): Chorlton Park Ward

Applicant: Mrs Katie Gardiner, 18 Dalmorton Road, Manchester, M21 0YQ

Agent (if any): Mr Matt Hargreaves, Back Room Architecture & Design, 313 Barlow Moor Road, Manchester, M21 7GH

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 July 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 June 2021 Expired: 13 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

Description of site/building

The application site relates to a post war detached dwelling house which is brick built with render applied to the first floor at the front of the property. The property is set within a generous sized plot the rear garden and appears to have been extended in the past with a single storey rear extension.

The property is also unique in that it is the only detached property on the road, where the rest of the properties are all semi-detached.



Listed building: Not applicable

Conservation area: No

Tree Preservation Order: None

Description of area

The area is predominantly residential in nature comprising of similar sized properties with a mixture of single family dwellinghouses.

Description of development

The applicant seeks to erect a single storey extension to the side and rear to form additional living accommodation.

Consultations & Notification Responses

Residents/public opinion – One representation was received objecting to the proposal. A summary of the comments received are provided below:

- Raise concerns that the proposal will have an impact on the neighbour's privacy due to the proposed installation of a window in the side elevation of proposed extension. The window would face a window to a kitchen in the neighbouring property.
- The proposal has been designed on the assumption that the neighbouring property do not want to extend their dwellinghouse.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces many policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are several policies that are extant.

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

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

The NPPF states that in terms of design:

126. 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.

And,

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The 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 Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

Amended drawings have been received following concerns raised by officers the proposal has been amended to provide a designated bin store and that a proposed side window (utility room) in the east elevation of the extension has been removed and replaced with a rooflight. This report will consider the amended drawings.

Matters that will require consideration, in order to assess the acceptability of any proposal are siting, scale and massing, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers.

Siting, Scale and Massing – The applicant seeks to extend the dwellinghouse at the side (east) and rear (north) with a single storey side extension to provide additional living accommodation.

The proposed extension will have a lean to roof built to a maximum height of 3.43 metres with an eaves height of 2.58 metres. In addition the extension will remain flush with the front and thus keeping it inline with the other properties on Dalmorton Road. At the rear the extension will join to the previous rear extension projecting a further 3.59 metres into the rear garden and would result in a semi-private courtyard area with raised decking.

The proposal would have a width of 2.138 metres with a length of 14.840metres, the result would be a small gap of less than 30 centimetres.

Taking into consideration the dimensions and siting of the proposal it is considered that the proposed extension would remain subservient to the existing dwellinghouse and would not be out of character with either the property itself or the area within which it is located.

Therefore the proposal in terms of siting, scale and massing accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Design and Appearance – The extension has been designed to complement the existing dwellinghouse with materials shown to be matching brickwork and rooftiles, although timber would be used on the rear elevation. There are no concerns with the design or appearance, it is recommended that materials are dealt with by means of a planning condition.

Residential Amenity – The proposed extension would provide additional living accommodation in the form of a kitchen, sun room, dining and living room on the ground floor together with a utility room and play room. The increase in living accommodation together with the increase in the size of kitchen and living accommodation would appeal towards a larger families.

Concerns were raised with the applicant regarding the side window close to the shared boundary with No.16 Dalmorton Road, this window has now been removed to ensure that the development potential between the two properties can be equally shared but also removes any privacy concerns given the short distance to a habitable room.

If the proposed development is approved there would still be a large amount of space for outdoor amenity. The siting, scale and massing of the proposal have been discussed previously in this report and are found not to cause any detrimental impact on residential amenity. The proposal is therefore considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

Car Parking and Refuse Storage - Although the site plan does not show the existing driveway either before or after the proposals construction at present the site appears to be able to accommodate two vehicles, therefore if approved it is still envisaged that the site could accommodate at least one vehicle off road.

Following concerns raised with the applicant the drawings now show a refuse store for the bins to be stored within, without having a negative impact on the visual amenity of the street scene. It is recommended that a condition is attached to ensure that the bins are stored here before the first use of the extension.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application and these concerns have been addressed in amended drawings. Appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

Drawing No. 02_0001 Rev B stamped as received by the City Council as Local Planning Authority, on the 23.07.2021

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 development hereby approved shall be carried out in accordance with the materials as set out in drawings:

Drawing No. 02_0001 Rev B stamped as received by the City Council as Local Planning Authority, on the 23.07.2021

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 policies SP1 and DM1 of the Core Strategy.

4) The refuse store as shown on drawing No. 02_0001 Rev B stamped as received by the City Council as Local Planning Authority, on the 23.07.2021, shall be available prior to the first use of the extension hereby approved and shall remain in situ.

Reason - In the interests of residential and visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy

Appendix 1 – List of consultees & neighbours notified

13 Dalmorton Road, Manchester, M21 0YQ
15 Dalmorton Road, Manchester, M21 0YQ
16 Dalmorton Road, Manchester, M21 0YQ
21 Kildare Road, Manchester, M21 0YG
19 Kildare Road, Manchester, M21 0YG
43 Daventry Road, Manchester, M21 0YD
41 Daventry Road, Manchester, M21 0YD
39 Daventry Road, Manchester, M21 0YD
37 Daventry Road, Manchester, M21 0YD
35 Daventry Road, Manchester, M21 0YD

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