

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133223/FH/2022

Date registered valid: 28 March 2022

Proposal: Erection of a part first, part two storey side extension and part single, part two storey rear extension, including installation of dormer to rear to provide additional living accommodation with associated elevational alterations

Address: 7 Harefield Drive, Manchester, M20 2SZ

Ward(s): Didsbury West Ward

Applicant: Mr & Mrs Reuben Saffer IGL Ltd 7 Harefield Drive, Manchester, M20 2SZ

Agent (if any): Mr Robert Innocent IGL Ltd Suite 2E Sovereign House, Stockport Road, Cheadle, SK8 2EA

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

Recommendation: Approve

Date of recommendation: 19 May 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5th May 2022

Standard consultations:

Printed: 31 March 2022 Expired: 21 April 2022

Neighbour notifications

Printed: 31 March 2022 Expired: 21 April 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

The application site is a 1950's red brick and render semi-detached dwelling situated on the south-western side of Harefield Drive in the Didsbury West ward. The property has an attached garage at the side, front driveway, rear conservatory and front and rear gardens. This house type has a complex roof structure with a series of hips and valleys. There is also a characteristic first floor porthole window serving a bathroom.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area comprises of a similar housing typology north of Fletcher Moss / Simon Playing Field and east of Bradley Fold allotments which shares a boundary with the rear garden.

Description of development

Erection of a part first, part two storey side extension and part single, part two storey rear extension, including installation of dormer to rear to provide additional living accommodation with associated elevational alterations.

The proposal enlarges the existing floorspace and includes demolition of the rear conservatory and loss of the garage.

Consultations & Notification Responses

The application was notified to 4no. neighbouring occupiers and the local Civic Society; no comments were received.

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies of relevance to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN19 – Waste
- o The National Planning Policy Framework (NPPF) (2021)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

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 UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable subject to satisfactory impacts on residential and visual amenity. Development in this application proposes a scale of development that is acceptable in principle and is assessed for the above impacts and whether adequate arrangements are made for car parking and bin storage.

Issues

Residential amenity

The proposal will have an acceptable impact on residential amenity. The proposal is a modest amount of development at the side and rear.

At the side, the garage is proposed to form the footprint for a 2-storey enlargement which is 1.1-metres wide, leaving a 1.1-metre gap to the boundary with No.9, the adjacent property to the north. This property has a narrow single storey side extension with a large window facing the 1.8-metre-high intervening fence. This window is overshadowed by the original dwelling and will be facing the extended gable of the extension. As this window was installed facing the blank wall of the original dwelling, there will not be a significantly more overbearing or overshadowing impacts.

Windows are proposed at ground floor for a WC and utility room, and at first floor for an en-suite shower room. There are no concerns that these will give rise to any intrusive overlooking. The WC and bathroom windows will be obscurely glazed on condition of any approval to protect the amenity of the occupiers.

Development at the rear has a staggered footprint. In terms of the relationship with No.5, the adjoining property to the south, part of the rear the extension comes out 1.8 metres to be level with a full height and width rear extension at this property, so there are no impacts on this property. It then comes out by a further 1.2-metres towards the boundary with No.9, still with the 1.1-metre gap to the fence. No.9 also has a single storey rear extension with 2no. picture windows facing the fence. There will be some shading of the window closest to the house at midday and early afternoon as a result of any approval. However, there would be light admitted again later in the day as the sun moves round to the west. The second window and 2no. rooflights into this extension are unlikely to lose any amenity as a result of the proposal. On the first floor rear elevation, a pair of French doors with a Juliet balcony is proposed which will not afford any more overlooking than the existing bedroom window.

Lastly, there are no residential amenity concerns arising from the proposed rear dormer.

Based on the above, the proposal accords with saved UDP policy DC1 and with policies DM1 and SP1 of the Core Strategy.

Visual amenity

The proposal will have an acceptable impact on visual amenity. It is sited in the most logical place to take advantage of the existing internal layout and constraints and is designed to fit the aesthetic of the original dwelling. The exception in this regard is with the extended roof on the side elevation which ends in a gable rather than a hip. The agent was asked whether this could be amended and has explained that it is required due to internal constraints where there are collared ceiling ties above wall plate level, and the clients' preference for an open vaulted ceiling. There is existing precedent in a more prominent location for this roof treatment at No.1 Whitehaven Gardens (below) on the corner with Harefield Drive close to the site. This was approved with a gable at the side and a lesser set back (Ref: 095198/FH/2011/S2).



The extended gable in the present proposal is set back 4.1 metres off the front elevation and is parallel with the street. Views of this element are therefore only realistically visible from directly outside of the property which is slightly north of the Whitehaven Gardens junction. The siting of this element of the proposal is sufficient to be read as subservient which will be helped by keeping the extended ridge at 500mm which aligns to the height of the original.

The front bathroom with porthole window is brought flush with the wall of the principal elevation which is a common infill in this house type. There is sufficient articulation and architectural detail within the front elevation for this treatment to ensure there is no loss of character as evidenced by several properties nearby which have completed similar infills. The materials are brick, render and tile to match the existing which are to be secured on condition of any approval.

A simple shed-type dormer is proposed at the rear. It is of a modest scale being 2.1 m H x 2.5 m W x 2.9 m D. This gives a total volume of 7.6m³. Although it comes off the eaves, it will be clearly distinguished from the original roof being off-set 355mm from the party wall with No.5 and 488mm to the extended 2-storey rear elevation. It is proposed to be finished in lead which is an acceptable material that will contrast well with the red tile to distinguish the original and extended development.

Parking

Although the garage will be lost in this proposal, the applicants were using it for storage at the time of a site visit and using the front driveway for parking. As development does not encroach onto the driveway, parking can continue to be taken from this location without adding to the volume of on-street parking in the local area.

Bin storage

The 1.1 metre gap at the side is adequate to enable bins to be stored away from the front of the property to the benefit of the appearance of the dwelling and the wider street scene.

Based on the above, the proposal accords with saved UDP policy DC1 and Core Strategy policies DM1, SP1 and EN19.

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 this delegated report. The application was notified to 4no.neighbouring occupiers and the local Civic Society; no comments were received.

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 16th and 28th of March 2022

Application form

Location / Block Plan Ref: 3450/BP

Existing Floor Plans Ref: 3450/E/01

Existing Elevations Ref: 3450/E/02

Proposed Plans Ref: 3450/PP/01 Rec C received on the 19th of May 2022

Proposed Elevations Ref: 3450/P/02 Rev C received on the 19th of May 2022

Proposed Roof Plan Ref: 3450/P/03 received on the 19th of May 2022

Design & Access Statement prepared by IGL Surveying Ltd

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 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 adopted Manchester Core Strategy.

4) The ground floor cloakroom and first floor bathroom and en-suite shown on the proposed floorplans and elevations, 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the Core Strategy and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

Didsbury Civic Society

32 Fordbank Road, Manchester, M20 2TH

2 Harefield Drive, Manchester, M20 2UG

9 Harefield Drive, Manchester, M20 2SZ

5 Harefield Drive, Manchester, M20 2SZ

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

Green Belt Land - Greater Manchester Green Belt Local Plan 1984

Area Team Boundary - Name: SOUTH