

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 133366/FH/2022

**Date registered valid:** 11 April 2022

**Proposal:** Erection of a two storey front extension and single storey side and rear extension to provide additional living accommodation

**Address:** 14 Granville Gardens, Manchester, M20 2SX

**Ward(s):** Didsbury West Ward

**Applicant:** Mr Simon Latham 14 Granville Gardens, Manchester, M20 2SX

**Agent (if any):** Mr Matthew Myers LHG Projects Ltd 20 Glen Park Road, CH45 5JG

**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 6<sup>th</sup> June 2022

## **Application details**

|                                         |                                                  |
|-----------------------------------------|--------------------------------------------------|
| <b>Type of application:</b>             | Full Householder Application                     |
| <b>Development type:</b>                | Householder                                      |
| <b>Date of site visit:</b>              |                                                  |
| <b>Standard consultations:</b>          | No consultations have been printed and sent.     |
| <b>Neighbour notifications</b>          | Printed: 19 April 2022      Expired: 10 May 2022 |
| <b>Site notice</b>                      | No site notice has been produced                 |
| <b>Press advert</b>                     | No press advert had been published               |
| <b>Departure from Development Plan:</b> | No                                               |
| <b>Environmental Statement:</b>         | 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 with tiled roof. It is situated within Granville Gardens in the Didsbury West ward area of Manchester. There are gardens to the front and rear with access along the side, off-road parking and a detached garage in the rear garden on the shared boundary with no. 12 Granville Gardens. Characteristically for this house type along this road the properties have a catslide roof to the front gable with decorative porthole window on the front elevation. Many of the properties within the immediate area have undergone enlargements to the properties, particularly to the rear.



|                                 |                |
|---------------------------------|----------------|
| <b>Listed building:</b>         | Not applicable |
| <b>Conservation area:</b>       | Not applicable |
| <b>Tree Preservation Order:</b> | Not applicable |

## **Description of area**

This is primarily a residential area in character.

## **Description of development**

The applicant is seeking planning permission for the erection of a two storey front extension and single storey side and rear extension to provide additional living accommodation

## **Consultations & Notification Responses**

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

## **Policy and Issues**

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

## **Principle**

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

## History

There are no previous planning applications relating to this site.

## Residential Amenity

The application proposes the erection of a two storey front and a single storey side and rear extension to form additional living accommodation

### Front

The applicant proposes to erect a two storey front extension which consists of building a porch on the ground floor and infilling the first floor squaring off the front providing a flush elevation. The roof would continue with a cat slide roof design with the insertion of a round window in the first floor front reflecting the current characteristics of the front of the property. A roof light is also proposed on the side elevation.

### Side

The applicant proposes to extend out from the side wall by 1.3 metres towards the shared boundary retaining a gap with a setback from the front wall of the house considerably. The length of the proposal would be 4.0 metres extending rearwards wrapping around the property and extending across the rear wall up to the shared boundary with the adjoining semi detached property no. 16 Granville Gardens. The projection from the rear wall along the shared boundary would measure 3.0 metres. The roof would be a sloping mono pitch roof with the inclusion of four roof lights.

Fenestration would be present on the front with large doors and a single door to the rear. Given that the adjacent property no. 12 has an existing single storey rear extension together with a gap to the shared boundary and no. 16 has a 3.0m projection along the shared boundary, it is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the side and rear including overlooking or loss of privacy.

The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area has been retained, although houses in the immediate vicinity are themselves altered and extended. Infill extensions to the front with side and rear extensions are particularly popular, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

### Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

### Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use brick, render and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable  
Disabled access

### Refuse

The storage of refuse bins is not affected by the proposal, as there would be continued access at the rear, which accords with policy EN19 of the Core Strategy.

### Parking

There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

### Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

### **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**

Positive and proactive working - 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.

### **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 8th June 2022 numbered 999 002 Revision A Proposed Floor Plans and Elevations

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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

### **Appendix 1 – List of consultees & neighbours notified**

16 Granville Gardens, Manchester, M20 2SX  
13 Granville Gardens, Manchester, M20 2SX  
13 Whitehaven Gardens, Manchester, M20 2SY  
11 Whitehaven Gardens, Manchester, M20 2SY  
12 Granville Gardens, Manchester, M20 2SX

### **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