

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130643/FH/2021
Date registered valid: 7 June 2021
Proposal: Erection of a single storey rear extension and two storey side extension to form additional living accommodation
Address: 26 Burnside Drive, Manchester, M19 2LZ
Ward(s): Burnage Ward

Applicant: Mr Nadeem Jabbar, 26 Burnside Drive, Manchester, M19 2LZ
Agent (if any): Mr Umar Faruque, Lumitekton Ltd, 275A Upper Brook Street, Manchester, M13 0HR
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 26th July 2021



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	Previous pictures utilised
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 14 June 2021 Expired: 5 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 property relates to a two storey, end semi-detached dwelling house situated within a predominantly residential area of the Burnage ward area of Manchester. The property benefits from garden area to the side and rear and is positioned on a corner plot and is bound by Burnside Drive and Astor Road. Off street car parking is available within the curtilage of the site. The boundary is made up of brick, hedging and timber screening.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature

Description of development

Erection of a single storey rear extension and part single, part two storey side extension to provide additional living accommodation

Consultations & Notification Responses

Local residents, as per Appendix 1 – No response has been received in respect of this application.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 two previous planning application relating to this site:

Planning reference number 098632/FH/2012/S2 for the erection of a conservatory. This application was approved on 10th April 2012.

Planning reference number 129422/FH/2021 for the erection of a single storey rear extension and part single, part two storey side extension to provide additional living accommodation. This application was approved on 15th April 2021.

Residential Amenity

The applicant proposes the erection of a single storey rear extension and two storey side extension to form additional living accommodation. This is a resubmission of a previously approved scheme reference number 129422/FH/2021.

Ground Floor

The site benefits from a detached garage in the rear garden located alongside the shared boundaries with no.24 Burnside Drive and no. 1 Astor Road. A conservatory is present on the rear of the property extending across the rear wall and up to the side wall of the property with a projection of 4.0 metres from the rear wall of the property to a total height of 3.4 metres approximately.

In terms of the ground floor element of the proposal, following demolition of the rear conservatory, the applicant proposes an extension which would be setback from the front wall of the house considerably measuring 4.5 metres. The extension would extend along the side wall projecting beyond the rear wall and wrapping around the property up to the boundary of the adjoining semi-detached property. Projection off the rear would be 4.0 metres to a height of 3.2 metres with additional height from the roof light which would be set in from the shared boundary by approximately 1.7 metres to a height of approximately 40cm above the roof. A gap of 900mm would be retained to the boundary at the back of footpath.

The roof of the extension would be flat. Windows are proposed on the front, side and door and window overlooking the rear garden of the application site. Given the orientation of the site, it is considered that the projection of 4.0 metres along this boundary would not provide significant harm enough to warrant refusal of the scheme. The presence of a structure has already been established in the location and given that the proposal is lower than the existing conservatory, it is considered that the site can comfortably accommodate an extension of this size.

First Floor

The first floor element would be setback from the front wall of the house by approximately 3.4 metres extending along the side and up to the rear wall of the property and not beyond. A gap would be retained to the side boundary back of footpath measuring 900mm. The differences between this and the previously approved scheme is the matter of one metre. The increase in width of the first floor side element of the proposal from 3.2m. to 4.2m in width approximately.

The roof would be mansard in style and set down from the original roof ridge of the property significantly. Windows are proposed on the rear with a small window on the side. Given the distance retained to side boundary back of footpath together with the distance to the side of the property opposite separated by a road, it is considered that there would be no overlooking, loss of privacy to the properties opposite the site.

It is not considered that the proposal would have a detrimental impact upon the visual amenity of the neighbouring properties, nor the area in which it is located. The character of the area is defined by varying layouts including side and rear extensions. The extension would remain subservient to the existing property, and the materials to be used would match those of the existing property, there is no undue harm on the visual amenity, and the proposal accords with policy.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

Although the extension would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is retained although over time the houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible.

The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design and appearance

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use brick, render and tile as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Bins

The storage of refuse bins are not affected by the proposal as access is still available along the side and from the rear on the Astor Road elevation, which accords with policy EN19 of the Core Strategy.

Parking

The existing car parking arrangements are not affected by this proposal as there is no impact upon the existing driveway to the front or rear of the property.

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 will not give rise to undue overshadowing, overlooking or loss of light or privacy and that the extension relates appropriately to the original dwelling and with adequate arrangements for car parking and bin storage, in accordance with saved policy DC1 of the development plan and 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. The application has been determined in a timely manner and 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:

Received on 7th June 2021 numbered LU211 - P03 Revision A Proposed 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/drawings and the existing dwellinghouse 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

28 Burnside Drive, Manchester, M19 2LZ
1 Astor Road, Manchester, M19 2LY
4 Astor Road, Manchester, M19 2LX
2 Astor Road, Manchester, M19 2LX
27 Burnside Drive, Manchester, M19 2LT
24 Burnside Drive, Manchester, M19 2LU
25 Burnside Drive, Manchester, M19 2LT
29 Burnside Drive, Manchester, M19 2LT
23 Burnside Drive, Manchester, M19 2LT

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH