

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133197/FH/2022

Date registered valid: 18 March 2022

Proposal: Erection of a part single, part two storey rear extension, together with the erection of a rear roof dormer to facilitate additional living accommodation and creation of enlarged driveway to the front of dwellinghouse

Address: 4 Burnham Drive, Manchester, M19 2JJ

Ward(s): Burnage Ward

Applicant: Mr Zahir Ahmad 4 Burnham Drive, Manchester, M19 2JJ

Agent (if any): Mr Ahmed Choudhry NADA Architects 169 Kingsway, Burnage, Manchester, M19 2ND

Case officer: Harriet Aidoo
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Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 April 2022

Standard consultations:

Printed: 29 March 2022 Expired: 19 April 2022

Neighbour notifications

Printed: 29 March 2022 Expired: 19 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application relates to an inter-war semi-detached, bay fronted, dwellinghouse situated within a row of similar properties in a predominantly residential area of Burnage ward.

The property benefits from amenity space along the front, side and rear elevations, with gated access along the side elevation, and boundary treatment to the curtilage of the property . A significant proportion of the existing amenity space at the property has been surfaced with paving slabs to also accommodate off street car parking for at least two vehicles, along the front and side elevations.

There is an existing single storey rear lean-to extension, approximately (length 2211mm x width 3098mm), and an outbuilding (annotated as 'garage' on the submitted information), which is sited in rear garden, close to the common shared boundary with no. 6 Burnham Drive, whilst retaining a separation distance of approximately 5400mm from the existing single storey rear lean-to extension and measuring approximately length 6181mm x width 3215mm, whilst retaining a minimum separation distance of approximately 1868mm from the common shared boundary fence with no. 64 Burnage Hall Road.

The existing depth rear garden is approximately 15 metres, from the rear of the existing single storey outrigger to the common shared boundary fence with no. 64 Burnage Hall Road.

No. 6 Burnham Drive has an existing two storey side extension, approved under planning application, (ref. 086166/FH/2008/N2). There is also an existing single storey rear lean-to extension, including a white upvc rear conservatory which both also project along this elevation.

Site History

- 130995/FH/2021, Erection of part single, part two storey side and rear extensions, including a loft conversion involving a rear roof dormer extension to form additional living accommodation, Approved 07.12.2021

Description of development

The submitted proposal relates to the erection of a part single, part two storey rear extension, together with the erection of a rear roof dormer to facilitate additional living accommodation and creation of enlarged driveway to the front of the dwellinghouse.

The planning history associated with this property, indicates a previous planning permission, (ref. 130995/FH/2021), approved December 2021. In contrast the previous permission, this application would retain the existing side access, but seeks to create an enlarged driveway to the front of the property. The submitted application relates to the erection of a part single, part two storey rear extension along the ground floor, which would be stepped-away approximately 204mm from the common shared boundary fence with no. 2 Burnham Drive, leaving a small gap. The proposed extension would project across the width of the original dwellinghouse, being flush with the side building line of the original dwellinghouse (gable elevation). It would have a proposed rearward projection not exceeding 3000mm. A lean-to pitched roof is proposed, with 1 window along the roof elevation and French doors and windows along the rear elevation.

In terms of the proposed rearward first floor element, a separation distance of approximately 3226mm would be left between the side elevation of the proposed first floor extension and the common shared boundary fence with no. 2 Burnham Drive. The extension would be approximately 3181mm wide, (flush with the side building line of the original dwellinghouse - gable elevation) and 3000mm depth, with windows along the rear elevation. The proposed first floor rear extension would have a hipped roof configuration.

With regards to the proposed loft conversion involving a rear roof dormer extension; the rear dormer would measure approximately, (width 6365mm x depth 2601mm x maximum height 2375mm). It has been positioned centrally within the rear roof plane, set-away from the common boundary with no. 2 Burnham Drive and from the gable end of the application building; it is also set below the original roof ridge and above the eaves.

The proposal would also involve elevational alterations comprising of three windows along the front roof elevation.

In terms of external facing materials, it is intended to match with those on the original dwellinghouse.

Consultations & Notification Responses

1. Local residents/public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Flood Risk Management

Recommend that any consent has a condition attached to require that development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ('the Core Strategy') was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 (Residential Extensions) is considered relevant.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principle have been satisfactorily incorporated into the development.
- ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Following negotiations, the initially submitted plans have been revised in the interest of residential amenity, (dated 10/11/2021) and the title description subsequently amended to reflect the changes.

Principle

The principle of the proposal to create additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (Part single, part two storey side and rear extensions) - the proposed rearward projections at both ground and first floor would not exceed 3000mm, and the proposed part single, part two storey rear extension would be set-away from the common shared boundary fence with no. 2 Burnham Drive. It is considered that the proposal could be accommodated in this location without giving rise to undue adverse impacts from massing, nor, would the proposal result in undue overlooking or loss of privacy impacts as all the proposed windows would either be located along the roof elevation, or would face the rear garden. Therefore, on balance, it is considered that the proposal would not present any significant adverse impacts to residential or visual amenity. In addition, the proposed rearward projections at 3000mm is in line with the guidance set out in saved policy DC1 regarding rearward

extensions. The proposed development would also allow for amenity space to be retained along the rear of the application property, and off-street car parking would be maintained, in addition to the creation of an enlarged driveway to the front of the application building to serve more off-street car parking which has been included as part of this planning application.

Impact of works (Loft conversion involving a rear roof dormer extension) - With regards to rear roof dormer extensions, provided some requirements and limitations can be met, such developments would generally constitute permitted development, and a planning permission would not usually be required. Notwithstanding this, this the rear roof dormer has been included as part of the application for assessment. It is not considered that the proposed dormer will pose a significant impact upon the neighbouring properties as it has been set in from the boundary with no. 2 Burnham Drive and from the gable end of the application building; it is also set below the original roof ridge and above the eaves. Furthermore, it is along the rear roof slope of the existing house, and there is a significant separation between the rear facade of the house and the properties to the rear. In addition, it is not considered that the proposed rear roof dormer would create an undue impact on the character of the property or general area in terms of visual amenity. It is also intended to clad the dormer wall with materials matching those on the roof of the primary dwelling.

Impact of works (Elevational alterations involving windows along the front roof elevation, and upper floors to side elevation of the existing house) - The proposed alterations to the front roof plane of the original house, involving the installation of 3 roof lights along the front roof plane are works that would constitute general permitted development for the nature of this property as it is not a listed building, or is it near listed assets, or is it in an area of special control, and as such planning permission is not generally required for windows in the roof elevation. Additionally, this kind of development would not be out of character along the streetscene, as other properties along Burnham Drive and the surrounding streets have implemented similar developments. Two additional windows, one at first floor and one at roof level to the side gable are proposed, both of which would be opaquely glazed. It is recommended that this aspect of the scheme is conditioned.

Impact of works (Creation of enlarged driveway to the front) - In light of the pre-existing context, a significant proportion of the existing amenity space at the property has been surfaced with paving slabs to also accommodate off street car parking for at least two vehicles, along the front and side elevations. The revised plan indicates the enlarged hard surfaced area to the front if the property would be undertaken using permeable materials. In view of the observations received, however, in regard to surface water drainage, it is recommended that a condition in relation to surface water drainage should be attached to any recommendation for planning approval to ensure the management of surface water drainage to slow flows of surface water run off.

Impact of works (Design and appearance) - The design would reflect the characteristics of development in the area, and in terms of proposed materials, it is intended to use external facing materials in keeping with the original house which are considered to be acceptable in design terms. In terms of external facing materials for the proposed rear dormer, the dormer would be clad with roof tiles matching those on the original roof and the proposed windows and

rain goods would match the existing. A condition is recommended to be attached to any approval to ensure that matching external materials are incorporated within the proposed development .

Impact of works (Car Parking) - The existing arrangement would be unaffected. The existing side access would be retained. It is also intended to create an enlarged driveway to the front as part of this submitted scheme, and a condition in relation to surface water drainage is proposed to be attached to any approval to ensure the management of surface water drainage to slow flows of surface water run off.

Impact of works (Waste Management) - The existing arrangement would be unaffected. The existing side access would be retained. It is also intended to provide a timber frame bin store (not exceeding depth 1130mm x width 2850mm x height 1200mm) which would be sited within curtilage along the front of the house and close the common shared boundary with no. 2 Burnham Drive.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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 shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

Reason - 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 policies DM1 and EN17 of the Manchester Core Strategy (2012).

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Location Plan, with application site edged in red, received by the City Council as the Local Planning Authority on 14 March 2022.
- Existing GA SITE PLAN & ELEVATIONS, dwg no (01)001 REV PL0, received by the City Council as the Local Planning Authority on 14 March 2022.
- Existing & Proposed GA FLOOR PLANS, dwg no (02)001 REV PL0, received by the City Council as the Local Planning Authority on 14 March 2022.
- Existing & Proposed GA FLOOR PLANS, dwg no (02)001 REV PL2, received by the City Council as the Local Planning Authority on 12 May 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) .

4) The materials used to construct the external elevations of the extension hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy (2012).

5) The rear roof dormer extension hereby approve shall be clad in tiles matching those on the existing roof of the original dwellinghouse and as stated on the approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on:

- o Existing & Proposed GA FLOOR PLANS, dwg no (02)001 REV PL0, received by the City Council as the Local Planning Authority on 14 March 2022, and
- o Proposed GA SITE PLAN & ELEVATIONS, dwg no (03)001 REV PL2, received by the City Council as the Local Planning Authority on 12 May 2022.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy SP1 and DM1 of the Manchester Core Strategy (2012) .

7) Before first occupation of the development thereby approved, the proposed windows along the ground floor side elevation to serve a WC, first floor side elevation to serve an ensuite , and second floor side elevation (gable end) to serve a landing , and as shown on:

- Existing & Proposed GA FLOOR PLANS, dwg no (02)001 REV PL0, received by the City Council as the Local Planning Authority on 14 March 2022, and
 - Proposed GA SITE PLAN & ELEVATIONS, dwg no (03)001 REV PL2, received by the City Council as the Local Planning Authority on 12 May 2022,
- shall all be obscurely 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 - In the interest of privacy and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012).

8) Before first occupation of the development thereby approved, the proposed bin store shown on :

- Proposed GA SITE PLAN & ELEVATIONS, dwg no (03)001 REV PL2, received by the City Council as the Local Planning Authority on 12 May 2022,

shall be implemented and shall remain in situ in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy SP1 and DM1 of the Manchester Core Strategy (2012)

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
United Utilities Water PLC

68 Burnage Hall Road, Manchester, M19 2JL
7 Burnham Drive, Manchester, M19 2JJ
66 Burnage Hall Road, Manchester, M19 2JL
64 Burnage Hall Road, Manchester, M19 2JL
62 Burnage Hall Road, Manchester, M19 2JL
9 Burnham Drive, Manchester, M19 2JJ
6 Burnham Drive, Manchester, M19 2JJ
3 Burnham Drive, Manchester, M19 2JJ
2 Burnham Drive, Manchester, M19 2JJ
5 Burnham Drive, Manchester, M19 2JJ
8 Burnham Drive, Manchester, M19 2JJ

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) -
Area Team Boundary - Name: NORTH2