

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133020/FH/2022

Date registered valid: 22 February 2022

Proposal: Erection of first floor and two storey extensions to side and rear of property, along with single storey rear extension and front porch, to form additional living accommodation.

Address: 35 Sandilands Road, Manchester, M23 9JN

Ward(s): Brooklands Ward

Applicant: Mr and Mrs Gavin Blake, 35 Sandilands Road, Manchester, M23 9JN

Agent (if any): Mr Gavin Blake, Gavin Blake RIBA: Chartered Architect, 47 Church Lane, Sale, M33 5GW

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 April 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 1 March 2022 Expired: 22 March 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

The application relates to a two storey semi-detached C3 dwellinghouse of red brick and white render, with a hipped pantile roof and tiled bays. The property features an existing attached garage to the side and a single storey kitchen outrigger. The large plot includes front, side and rear gardens with a driveway.

Description of area

Sandilands Road is residential in nature and characterised by similar interwar semis, though the property to the side of the application site is a detached dwellinghouse of a completely different style and scale to the rest. The street benefits from its proximity to Beech Fields and Brookway retail park.

Description of development

The applicant is seeking permission to build part first floor, part two storey side and rear extensions along with a single storey rear and front porch canopy, to provide additional living accommodation in the form of a larger kitchen-diner, utility and w/c at ground floor and a 4th bedroom, study and bathroom at first floor, along with retrofitting to improve thermal efficiency.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.



Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021) in particular:

- Chapter 12 – Achieving well designed places

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

Issues

Principle – The principle of building part single part two storey side and rear extensions with a front porch to provide additional living space for a family dwellinghouse is acceptable given the provisions of policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey element to the rear would have a depth of 5.3m overall but 3m adjacent to the boundary shared with the adjoining semi, with a width of 3.44m, an eaves height of 3m and a maximum height of 3.9m. Adjacent to this would sit the two storey rear, which would project 5.3m to the rear, with a width of 6.1m and a ridge set 0.64m lower than existing. The two storey side would span the full depth of the property, with a width of 3.5m

and a ridge also set 0.64m lower than existing. This would be setback by 0.45m at first floor. The front porch canopy would occupy the space in front of the two storey side extension and existing front door, projecting 1.4m, with an overall width of 7.2m and a height of 3.5m. The ground floor would leave a gap of 0.4m to the boundary shared with No.33 and 1.2m to the boundary shared with No.37, whilst the first floor would leave a gap of 3.4m to No.33 and 2.5m to No.37, which is considered adequate to prevent overbearing impacts on neighbours. Originally the proposal featured a first floor which came flush with the principal elevation and main ridge, with a width of 4.85m to match the garage below, which was deemed excessive and lacked subservience, hence negotiations took place to reduce the scale of the works in line with policy and local development. The rear projection exceeds the limit stipulated within saved policy DC1 (of 3.65m) however considering 6m can be built at ground floor under Permitted Development and taking into account the plot size and numerous large extensions in this area, the scale of the works is considered acceptable. The plot is large, at approx. 12m in width and 35m in length, with a particularly large side garden, therefore the curtilage can comfortably accommodate this large extension. The setback, gaps to the boundaries and spacing of the properties ensure the works should not result in a visual terracing effect and the development gap can be shared equally if No.37 should build a similarly scaled extension in future. The two storey side extension is stepped down at the ridge,, set back from the principle elevation and reduced to 3.5m in width, thus it is considered subservient to the main house and appropriately sited.

Appearance and visual amenity – The extension would be constructed of brickwork and white render to match the existing house, with new ‘Marley Ludlow major’ roof tiles in ‘old English dark red’ and vertical ‘Hardie VL plank’ cladding to the first floor in ‘cobblestone’, which has been conditioned. The render and cladding is to improve the thermal efficiency of the house. The roof over the first floor and two storey side and rear extension would be hipped with a pitch to match existing, with a ridge set nearly half a metre lower than existing. The front elevation of the extension features a bay window at first floor, with a tiled canopy over the porch and garage at ground floor. The side elevation facing No.37 would contain three rooflights and two doors at ground floor, with three rooflights and three obscurely glazed bathroom windows at first floor. The side elevation facing No.33 would be blank and the rear elevation would feature one rooflight along with glazing to both floors. Due to the orientation and arrangement of the property and neighbouring properties, the addition of a two storey side and rear extension should not lead to a terracing effect nor form an obtrusive feature within the street scene, particularly given the other side of the semi, No.33, already features its own two storey side and single storey rear extension, hence the proposal would re-balance the semi. In addition to this 12 other properties along Sandilands Road have two storey side extensions, many of them historic and flush with the principal elevation, hence the character of the semi and street scene are not considered to be harmed by these works, pursuant to policies DM1 and SP1 of the Core Strategy.

Residential amenity – There are 3 first floor windows proposed for the side elevation facing No.37, however these are for bathrooms and have been conditioned to be obscurely glazed, hence the privacy of surrounding occupiers should not be unduly impacted. The single storey rear element is sited 0.4m from the party wall shared with the adjoining semi No.33, however this part is 3m beyond their patio doors and the 5.3m element is sited 3.4m from the shared boundary, similar to No.33’s own 7m rear conservatory. The first floor side/rear corner projects 5.3m to the rear and is sited south of No.37, however the gap to the boundary is 2.5m, both properties have large gardens and the roof is hipped, hence the proposal is not considered to have unacceptable overbearing or overshadowing impacts upon the adjacent occupiers. Due to the siting, orientation and large plot, the extension(s) should not unduly impact neighbouring occupiers’ light, privacy or outlook. In addition to this, no objections were received from local residents, thus the proposal is considered acceptable in terms of its impacts upon residential amenity.

Parking and refuse – The off-street parking arrangement will remain as existing as the driveway is to be retained with space for 2 cars, which is more than adequate for a single family dwelling. A gap of 1.2m is to be retained to the boundary, providing access to the rear for the transport and storage of refuse bins, in line with policy DM1.

Conclusion – The revised proposal broadly complies with policies DM1, DC1, SP1 and the NPPF, did not receive any objections and it is not considered to harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor significantly harm the visual amenity of the house or character of the wider street scene. It is not located within a conservation area, the grounds of a listed building, a district centre nor on an arterial route into the city. The proposed development is deemed acceptable and works may commence in accordance with the following conditions and approved drawings.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawings numbered 'PR10 Rev A', 'PR11 Rev A' and 'PR12 Rev A', stamped as received by the City Council as Local Planning Authority on the 19th April 2022.

Reason - To ensure 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 of the extensions hereby permitted shall match those specified on the revised elevations 'PR11 Rev A' and 'PR12 Rev A', including:

- Brickwork, white render and white uPVC to match the existing dwellinghouse
- 'Hardie VL plank' cladding in 'cobblestone' to first floor
- 'Marley ludlow major' tiles in 'old english dark red' to all roofs

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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation the first floor windows, in the side elevation facing No.37 Sandilands Road, 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 property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

38 Sandilands Road, Manchester, M23 9JW
5 Goodwood Avenue, Manchester, M23 9JQ
1 Goodwood Avenue, Manchester, M23 9JQ
3 Goodwood Avenue, Manchester, M23 9JQ
37 Sandilands Road, Manchester, M23 9JN
42 Sandilands Road, Manchester, M23 9JW
40 Sandilands Road, Manchester, M23 9JW
36 Sandilands Road, Manchester, M23 9JW
33 Sandilands Road, Manchester, M23 9JN

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