MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129483/FH/2021
Date registered valid:	18 March 2021
Proposal:	Erection of a single storey side extension to provide additional living accommodation
Address:	4 Marlowe Drive, Manchester, M20 6DE
Ward(s):	Didsbury West Ward
Applicant:	Mr Adam Hebden 4 Marlowe Drive, Manchester, M20 6DE
Agent (if any):	Mr A Inman A & S Inman Designs Ltd 24 Grangethorpe Road, Manchester, M41 9HT
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**12th May 2021**



Application details

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:		
Standard consultations:	No consultations have been printed and sent.	
Neighbour notifications	Printed: 23 March 2021	Expired: 13 April 2021
Site notice	Posted: 1 April 2021	Expired: 22 April 2021
Press advert	Published: 30 March 2021	Expired: 20 April 2021
Departure from Development Plan:	No	
Environmental Statement:	Not required	

Description of site/building

The site relates to a large detached property located in the Didsbury West ward area of Manchester. There are gardens to the front, side and rear of the property which is located on a prominent corner of the Drive within the Blackburn Park Conservation Area.





Listed building:	Not applicable
Conservation area:	Blackburn Park Conservation Area 1979
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in character.

Description of development

Erection of a single storey side 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o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 DC18 for Conservation Areas
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 3 Heritage
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 six previous tree applications relating to this site as follows:

079265/TPO/2006/S2 - Application Approved - 07.06.2006 CONSENT TO CARRY OUT WORKS TO TREES WITHIN 4 MARLOWE DRIVE DIDSBURY TREE PRESERVATION ORDER - Works to 1 Copper Beech tree in front garden

083584/TPO/2007/S2 - Application Approved - 12.07.2007 NOTICE OF INTENT TO CARRY OUT WORKS TO TREES WITHIN 4 MARLOWE DRIVE TREE PRESERVATION ORDER Crown raising and thinning

100236/TPO/2012/S2 - Application Refused - 09.10.2012 Felling of Copper Beech tree

100715/TPO/2012/S2 - Application Approved - 08.11.2012 Works to tree

119042/TPO/2018 - Application Refused - 11.05.2018 Works to tree - proposed felling of an Ash tree in the rear garden.

125091/TPO/2019 - Application Approved - 20.12.2019 Works to tree - T1 Purple Beech tree in front, reduce by 20% (2-3m), Oak tree in rear garden, light tip reduction by 1-2m and Ash tree, reduce over extended lateral limbs by 2-3m

Residential Amenity

The applicant proposes to erect a single storey side extension on the east elevation of the property which would measure 3.9 metres along the side with a small projection towards the side boundary retaining a gap of 750mm and increasing in gap towards the rearest point.

The roof would be a mono pitch sloping roof with the installation of a three glazed panels to the roof and windows are proposed facing the shared boundary with no. 2 Marlowe Drive. Given that a gap would be retained to the neighbouring property together with the boundary treatment, it is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the side including overlooking or loss or privacy.

The extension would be setback considerably from the public highway and therefore would not feature within the street scene, however, the character of the area has already changed over time as the houses in the immediate vicinity are themselves altered to some extent, 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 not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore 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 is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to match the existing 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.

Impact on the Blackburn Park Conservation Area

In terms of its size, the proposed side extension would not interfere with the existing characteristics of the conservation area. The proposal is screened from the main road and would normally fall within permitted development. Material choice is set to be brick and glazed roof which would be expected from such a structure and would be an acceptable selection for the conservation area. On balance it is considered to enhance the character of the Albert Park Conservation Area and therefore the proposal accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Disabled access

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal, as there would be continued access at the side with an area for the storage of bins 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 polices 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 19th February 2021 numbered 1652/01/21 SHEET 2 REV A Proposed Elevations and site plan

Received on 19th February 2021 numbered 1652/01/21 SHEET 3 REV A Proposed Floor Roof Plan and Section

Received 19th February 2021 Heritage Statement

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 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

3 Marlowe Drive, Manchester, M20 6DE
2 Marlowe Drive, Manchester, M20 6DE
12 Marlowe Drive, Manchester, M20 6DE
328 Lapwing Lane, Manchester, M20 6UW
8 Marlowe Drive, Manchester, M20 6DE
6 Marlowe Drive, Manchester, M20 6DE
10 Marlowe Drive, Manchester, M20 6DE
326 Lapwing Lane, Manchester, M20 6UW
324 Lapwing Lane, Manchester, M20 6UW
322 Lapwing Lane, Manchester, M20 6UW

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
Conservation Area - Blackburn Park Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH