MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129722/FH/2021
Date registered valid:	15 March 2021
Proposal:	Erection of a single storey side and rear extension, two storey front extension, hip to gable conversion and installation of dormer to rear to provide additional living accommodation
Address:	13 The Drive, Manchester, M20 6HZ
Ward(s):	Didsbury East Ward
Applicant:	Mrs Rachael Calvo, 13 The Drive, Manchester, M20 6HZ
Agent (if any):	Mr Derek Watmough, 4mation Architecture Ltd 27 Blythe Avenue, Stockport, SK7 1EU
Case officer:	Linda Marciniak Tel: 0161 234 4636 Email: linda.marciniak@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 10 May 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None during Covid-19 pandemic

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 22 March 2021 Expired: 12 April 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 application site is a 2-storey inter-war semi-detached dwelling situated on the eastern side of The Drive in the Didsbury East ward.

The property is rendered white with a grey interlocking tile hipped roof. It is set within a good size garden plot with a driveway on the north side and free-standing garage on the rear boundary. The property has an attached lean-to conservatory at the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The site is within a residential area south of Fog Lane and west of Parrswood Road. Houses on the eastern side of The Drive have similar characteristics to no.13, all being rendered white and hipped roofs. Two pairs of semi's, nos. 7- 9 to the north and 17-19 to the south, have a central projecting gable on the front elevation.

All houses facing the site are red brick.

Description of development
Erection of a single storey side and rear extension, two storey front extension, hip to gable conversion and installation of dormer to rear to provide additional living accommodation

The proposal provides an extended kitchen/dining/living room, separate utility room, WC and porch at ground floor, an extended box room at first floor and en-suite bedroom in the dormer.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Issues

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are relevant to this application:

o Policy DM1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN19 – Waste

The National Planning Policy Framework (NPPF) (June 2019)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable subject to satisfactory impacts on residential and visual amenity.

Development in this application proposes modest front, side and rear extensions and works which could be completed under Permitted Development – a hip to gable roof alteration and rear dormer.

The proposal is acceptable in principle subject to satisfactory impacts on residential and visual amenity, parking and bin storage in accordance with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The residential amenity impacts are acceptable in this application. The rear extension comes off the full width of the original rear elevation by 3.027 metres and wraps around to the northern side where its projection is 1.115 metres to the boundary with No.11. It then returns along the north gable for 7.1 metres and joins the side elevation approximately half-way along its length having a width at the front of 1.840 metres. No windows are proposed on the side elevation and only bi-fold doors at the rear which have no overlooking implications.

The impacts on No.11 to the north would be acceptable. The height to eaves on the boundary would be 2.3 metres which would not be perceived as overbearing and the sloping roof would reduce any shading, a small degree of which fall over the south-western corner of the rear garden.

In terms of the impacts on No.15, the extension would be off-set from the boundary by 300mm but, being single storey only with a sloping mono-pitch roof and north of this property, the extension would not appear overbearing or lead to any overshadowing.

The rear dormer has windows for the bedroom and bathroom, the latter being obscurely glazed on condition of any approval and the bedroom window overlooking rear gardens and the roofs of bungalows at 7-9 Minden Close just over 20 metres window to window to the east.

At the front, a small 1.7-metre deep x 2.465-metre wide 2-storey extension is proposed to create a porch and extend the small box room above. Although it is south of No.11, any degree of overshadowing will fall over part of the front of this property from midday until the sun moves round to the west from early afternoon. The impacts of this would be negligible.

Visual amenity
The front extension and roof alteration will have most visibility in the street scene, particularly being the first extension on the eastern side of the street. This house type has a flat plane front elevation which will be interrupted by the 2-storey extension. Although it will unbalance the pair of semi's and generally front extensions are not permitted. it is acceptable in this case for 3 reasons;

The design, with its modest front projection of 1.7 metres and dual-pitched roof, references the expressed front gables of pairs of semi's to the north and south (Nos.5-7 and 17-19 The Drive), and leaves a trace of the hipped roof which is to be altered to a gable.

The ridge, which sits below the original and the narrower projecting front gable compared to those mentioned above, ensures that the original gable-fronted properties remain prominent in the street hierarchy.

Additionally, and within the wider context, there is evidence of the same design treatment as proposed, being an original feature of pairs of semi's near to Minden Close on Parrs Wood Road (eg: Nos: 284-286, 293-295, 297-299 and 301-303).

For these reasons, the extension would not appear incongruous or undermine the character of the street in this context.

The materials are proposed to match the existing, and the aesthetic of the original, with eaves and windows lined through, will help the extension to assimilate with the property and nearby dwellings in the street scene.

The hip to gable roof alteration will have a bigger impact as there is no evidence of gable roofs in the local area, except for Minden Close bungalows.

The roof alteration will unbalance the pair of semi's as seen from within The Drive but as it is permitted under current GPDO regulations, there is no objection to its inclusion alongside the other proposed extensions.

The dormer has a volume of 49.35m^3 and is set in 265mm off the rear eaves with materials to match the roof. This and the hip to gable element of the development could be completed even

if the other extensions were omitted from the scheme which would have the same effect on the pair of semi's.

The size of the rear extensions at ground and second floor are within acceptable limits when assessed against saved UDP policy guidelines and current Permitted Development regulations, whilst the front extension establishes a precedent that would generally have an acceptable visual impact if repeated in the context of the street scene.

Bin storage
Bins can continue to be stored on the north elevation as shown on the proposed floor plans and despite external access to the rear garden being closed off, as the side extension has a good degree of set-back.

Parking
The parking space at the front is retained. Following any approval of the front extension, a space that is 9.8 metres long x 3.06 metres wide would be available to park in. This could be extended anywhere within the 16.12 metre frontage should the parking space need to accommodate a wider vehicle.

Conclusion
The proposal has acceptable impacts on residential and visual amenity, parking and bin storage and therefore complies with saved UDP policy DC1 and policies SP1, DM1 and EN19 of the Manchester 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
The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application received no objections on notification and has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 the 15th of March 2021 or as stated:

Application form
Location Plan
Block Plan
Existing Plans and elevations Ref: 01
Proposed Plans and Elevations Ref: 02 Rev C received on the 24th March 2021

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 of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The second floor en-suite bathroom window in the rear dormer shown on drawing No. 02 Rev C received on the 24th of March 2021, shall be obscure glazed to a specification no less than Level 5 on 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

15 The Drive, Manchester, M20 6HZ
11 The Drive, Manchester, M20 6HZ
2 The Drive, Manchester, M20 6HA
13 Minden Close, Manchester, M20 6GS
11 Minden Close, Manchester, M20 6GS
9 Minden Close, Manchester, M20 6GS
7 Minden Close, Manchester, M20 6GS
4 The Drive, Manchester, M20 6HA

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 (Middle) -
Area Team Boundary - Name: SOUTH