

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129736/FH/2021

Date registered valid: 16 March 2021

Proposal: Erection of two storey front, side and rear extension to provide addition living accommodation

Address: 14 Whitehaven Gardens, Manchester, M20 2SY

Ward(s): Didsbury West Ward

Applicant: Mr. and Mrs. Cagna, 14 Whitehaven Gardens, Manchester, M20 2SY

Agent (if any): DSquare Architects, 2 Poplar Avenue, Altrincham, WA14 1LF

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 two-storey semi-detached, inter-war property situated on the eastern side of Whitehaven Gardens, south of Dene Road in the Didsbury East ward.

The property is of traditional red brick and render construction based on Arts and Crafts principles with a distinct catslide roof and front porthole bathroom window at first floor. The property has both hipped and gable tiled roofs and is characteristic of this part of South Manchester. It benefits from a front and rear garden with driveway leading to a path along the south side.

Description of area

The application site is situated within a predominately residential area of a similar housing typology, many of which have been extended at the front. It is close to the Didsbury District Centre 378 metres to the east with a range of amenities and is on the fringe of the Mersey Valley 325 metres to the south.

The street is in an elevated position in relation to the Mersey flood plain and hence is not within a flood risk zone.

Description of development

The application seeks the determination of the Local Planning Authority for the erection of two-storey front, side and rear extensions to provide additional living accommodation. This includes 2no. bedrooms, en-suite and enlarged bathroom at first floor, and a WC, utility room and extended kitchen at ground floor.

Consultations & Notification Responses

No comments received.

Issues

The National Planning Policy Framework (NPPF)

The NPPF was revised and published in February 2019 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government.

It states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - The 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.

Core Strategy Policy DM1 - Development Management

Policy DM1 provides specific guidance in the Development Management decision making process and provides that:

All development should have regard to the following issues relevant to this application:

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester but policy DC1 is taken into consideration:

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 Extension will be allowed subject to:

- a. They are not excessively large or bulky
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 The Council will not normally approve:

- a. Rearward extensions greater than 3.65 metres in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. Flat roofed extensions to bungalows;
- e. Extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Principle

The application is for extensions to a residential property. Policy DC1 permits such extensions subject to satisfactory impacts on residential and visual amenity, parking and bin storage.

Residential Amenity

The application is considered to have acceptable impacts on residential amenity. The ground and first floor extensions come off the rear elevation by 3.825 metres with a 1.1 metre projection towards the boundary with No.12 to the south to allow 2 new single bedrooms to be created.

The 2-storey extension would be off-set from the boundary with this property by 1 metre which is sufficient to avoid any overbearing impacts. As the extension is north of this property and No.12 is itself off-set by 2.3 metres from the boundary, there would not be any overshadowing this property. Lastly, as only a bathroom window is proposed on the side elevation at first floor, there is no risk of overlooking. This window is shown as obscurely glazed on the elevation drawings and will be conditioned as such in the interests of residential amenity.

In considering the impacts on the adjoining property, No.16 to the north, the rear extensions would be off-set from the common boundary by 2.68 metres with the roof hipped and ridge set down by 554mm which will reduce any overshadowing impacts. The gap between the extension and this property is sufficient to avoid it being overbearing and no side windows are proposed which would look directly towards this property.

There are no residential amenity impacts arising from the front infill extension.

The depth of the rear extension across both storeys is slightly in excess of saved UDP policy guidelines but is 1 metre less than a similar extension approved at No.10 (3.93 metres – Ref:118905) in 2018.

Visual Amenity

Visually, the extensions represent a typical design response to extending this house type with the first-floor front bathroom extended forwards to increase the original cramped internal floor space and the roofline following the original. As noted above, similar extensions have gained planning approval in the local area.

The 2-storey extension is set back 4.145 metres off the front elevation meaning that overall, the extension will have little impact in the street scene. This distance, together with the 1 metre gap to the side boundary will also avoid any terracing effect.

The extensions fit the aesthetic and proportions of the original dwelling having a narrow 1.1 metre width at the side and a modest scale of first floor infill 3.18 metres wide x 1.43 metres deep.

The size and scale, together with the design and materials which are proposed to match the existing, and bring forward the original porthole window, are in character with the original dwelling and are appropriate for this house type within the street scene.

Car Parking

Although there is a small amount of development at the front, this is on the footprint of the existing porch and extends no further than the bay window. A driveway with a length of 6.53 metres would be retained following any approval.

Bin storage

Bin storage is unlikely to be affected by the proposal due to the 1 metre gap retained along the south side of the property and over 4 metres set back of development on this elevation. Bins can be comfortably stored at the side or rear to the benefit of the street scene.

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 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 this delegated report. The notification of the application by letter to neighbouring occupiers returned no objections to the proposal which complies with the above planning regulatory framework.

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:

Application Form 16 Mar 2021

Drawing - Location Plan 16 Mar 2021 2105-00 Rev P1

Drawing - Site Plan 16 Mar 2021 2105-01 Rev P1

Drawing - Proposed Floor Plans and Elevations 6 Mar 2021 2105-03 Rev P1

Drawing - Existing Floor Plans and Elevations 16 Mar 2021 2105-03 Rev P1

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 - 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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4) Before first occupation the ground and first floor WC's shown on plan reference P105-03 Rev P1, 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

16 Fordbank Road, Manchester, M20 2TH
12 Whitehaven Gardens, Manchester, M20 2SY
9 Whitehaven Gardens, Manchester, M20 2SY
18 Fordbank Road, Manchester, M20 2TH
14 Fordbank Road, Manchester, M20 2TH
16 Whitehaven Gardens, Manchester, M20 2SY
7 Whitehaven Gardens, Manchester, M20 2SY
5 Whitehaven Gardens, Manchester, M20 2SY

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
Area Team Boundary - Name: SOUTH