

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129077/FH/2021

Date registered valid: 11 January 2021

Proposal: Erection of a single storey side extension to form additional living accommodation following demolition of existing garage

Address: 112 Fog Lane, Manchester, M20 6SP

Ward(s): Didsbury East Ward

Applicant: Mr & Mrs Shorrocks, 112 Fog Lane, Manchester, M20 6SP

Agent (if any): Ms Sarah Bolsover, Smashbox Architecture, 97 Alderley Road, Wilmslow, SK9 1PT

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 01.03.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 January 2021 Expired: 3 February 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

This application relates to a two storey semi detached house, with a hipped roof. There is a two storey bay window with a gable roof on the front elevation and a hipped roof dormer on the side elevation. At the rear is a full wide single storey extension projecting approximately 2.7 metres. There is an attached garage at the side of the property occupying the full width of the passage. The garage is flush with the front elevation and has a flat roof. There are gardens to the front and rear of the property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located on the south side of Lane opposite its junction with Princes Avenue, in what is a predominantly residential area. The adjoining semi has a single storey wrap around extension with a flat roof and a a hip to gable conversion with a large rear dormer. The adjacent property is largely as built with a single storey side extensions infilling the gap between the applicants garage and the gable wall of the adjacent property. The rear garden adjoins the garden of a property on Austin Drive. Facing the site across Fog lane on the west side of Princes Avenue is the gable wall of a three storey block of flats.

Description of development

Consent is sought to demolish the existing garage and erect a single storey extension. The extension would project 2.6 metres, the full width of the side passage. The front face of the extension which would contain a single window would be set back 2.1 metres from the front face of the property. The rear of the extension would project 2.7 metres beyond the rear face of the property in line with the existing rear extension. The extension would have a dual pitch roof

with a side gable. Bi folding doors will be inserted in the rear of the new and existing extension as would three roof lights.

Consultations & Notification Responses

Local residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC1 which sets down the criteria to be considered in determining applications for residential extensions, including the desire to extend to meet the occupiers changing needs and the need to protect the amenity of the area.

Issues

Principle

The principle of extending the living accommodation is considered acceptable.

Scale

The proposed extension replaces an existing side extension and whilst higher due to the roof is not considered to be excessively so. On balance the scale is considered acceptable.

Design

The extension is set back which reduces its impact on the street scene. The design of the extension is considered to be satisfactory.

Residential amenity

The extension largely adjoins an extension to the neighbouring property and consequently there is no overbearing impact of any significance.

Windows are in the front and rear elevations either overlooking the street or the rear garden. It is considered that there would therefore be no significant loss of privacy.

Parking

There remains space within the site for off street parking despite the demolition of the garage. Parking is not considered to be an issue.

Refuse

Space would exist in front of the proposed extension to store refuse bins.

Conclusion.

On balance the proposed extension is considered to accord with Council policy and is acceptable in all respects.

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 issues arising from 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:

6969_PL04 received 11 January 2021

6969_PL05 received 11 January 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 development hereby approved shall be constructed using materials that match those in the original building in terms of size, colour and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 2, 1 Princes Avenue, Manchester, M20 6SE
Flat 6, 1 Princes Avenue, Manchester, M20 6SE
77A Austin Drive, Manchester, M20 6FA
110 Fog Lane, Manchester, M20 6SP
Flat 11, 1 Princes Avenue, Manchester, M20 6SE
Flat 10, 1 Princes Avenue, Manchester, M20 6SE
Flat 5, 1 Princes Avenue, Manchester, M20 6SE
Flat 4, 1 Princes Avenue, Manchester, M20 6SE
7 Willoughby Avenue, Manchester, M20 6AS
114 Fog Lane, Manchester, M20 6SP
75 Fog Lane, Manchester, M20 6SL

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) -
Area Team Boundary - Name: SOUTH