

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129396/FH/2021

Date registered valid: 15 February 2021

Proposal: Erection of part single, part two storey side and single storey rear extension to form additional living accommodation

Address: 4 Kenwick Drive, Manchester, M40 3RT

Ward(s): Moston Ward

Applicant: Mr & Mrs Biagioni 4 Kenwick Drive, Manchester, M40 3RT

Agent (if any): Mr Steve Mellor William McCall The Old Post Room, 34 Chew Valley Road, Saddleworth, OL3 7DA

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 March 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: 16 February 2021 Expired: 9 March 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a two storey semidetached dwelling house located in a predominately residential area in the Moston ward of North Manchester. The property has an existing single storey side extension which is in use as a garage.

Description of Development

The submitted application seeks planning permission for the erection of part single, part two storey side and single storey rear extension to form additional living accommodation. The proposed two storey side extension would be set back at first floor by 2 metres and would occupy the full depth of the original house and have a width of approximately 2 metres.

Consultations & Notification Responses

Local residents were notified however no responses were received

Environmental Health - recommendation of a Gas Membrane condition.

Policy

National Planning Policy Framework

Chapter 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

Relevant sections of the NPPF are as follows:

Chapter 8. Promoting healthy and safe communities

Chapter 9. Promoting sustainable transport

Chapter 12. Achieving well-designed places

Unitary Development Plan Saved Policies

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and the following criteria:

- a) they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b) they do not create an undue loss of sunlight, daylight or privacy
- c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details
- d) they would not result in the loss of off street car parking in a situation where there is so severe an existing on street car parking problem that unacceptable additional pressures would be created

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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 councils guidelines on privacy distances (which are published as supplementary guidance)

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned

- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved

As a guide and without prejudice to the generality of this policy, the council will normally permit 2 storey house extensions which, when built, would leave a minimum of 1.52m (5ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Issues

Visual and Residential Amenity

The submitted application is for the erection of two storey side extension to form additional living accommodation. The current submission has been revised during the lifetime of the application,

the original submitted plans showed the two storey side extension flush with the front elevation of the existing house and sited along the shared boundary with the neighbouring non-adjointing semi-detached property. There were concerns with the original submission as the resulting appearance was considered to have an inadequate relationship with number 6 Kenwick Drive, due to the development gap being unable to be shared, resulting in a terracing effect. The proposal was out of character with the street scene and will have a negative impact on visual amenity which is contrary to the provisions of policies DC1.1 and DC1.4 of the Unitary Development Plan for the City of Manchester the Guide to Development in Manchester and Manchester's Core Strategy policies DM1 and SP1.

The proposed 2 storey side extension has now been set back from the front elevation by 2 metres at first floor, which allows the extension to be subservient, retains the development gap between the two properties, as well as reduces any sense of bulk scale and massing plot in accordance with saved UDP policy DC1. The proposed setback and roof set down allows the proposal to be subservient, mitigate against any potential terracing impacts and impacts upon the property and within the character of the local street scene.

It is also considered that the proposed development poses no significant impact in terms of residential or visual amenity given that the proposed side extension projects in line with the existing front and rear building lines of the existing property.

There are no proposed windows on the side elevations of the property and therefore the extension would not pose any issues in terms of residential amenity with regards to overlooking or privacy in accordance with saved Core Strategy Policy DM1.

On balance, it is considered that the proposal is subservient to the existing property and therefore does not create any significant impact in terms of visual and residential amenity within the character of the local general area. It is considered that the proposed development is acceptable, in terms of the adopted Unitary Development Plan for the City of Manchester, including policies DC1, and Manchester's Core Strategy, including policy DM1.

The proposed extensions are in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

Car Parking

Whilst the loss of the garage represents the loss of 1 off street parking space 1 off-street parking space is provided at the property that would be unaffected by the proposal. On balance it is not considered that the proposed extension to the dwelling house would give rise to any unacceptable impacts on parking within the local area in accordance with Core Strategy policy DM1.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, some negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy 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:

-Location Plan ref. 12/20/175 stamped as received by the City Council as Local Planning Authority on 15 February 2021

-Existing and Proposed Floor Plans and Elevations ref. 12/20/175 REV B received by the City Council as Local Planning Authority on 26 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.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the 'Existing and Proposed Floor Plans and Elevations ref. 12/20/175 REV B' received by the City Council as Local Planning Authority on 26 March 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Prior to the commencement of development appropriate and comprehensive construction designs shall for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

6) Prior to the first occupation of the development, details of a suitable structure and location for a bin store shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the development.

Reason – To ensure that a suitable bin store is provided for the property pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

28 Walmersley Road, Manchester, M40 3RS
2 Parkleigh Drive, Manchester, M40 3RY
1 Kenwick Drive, Manchester, M40 3RU
3 Kenwick Drive, Manchester, M40 3RU
8 Kenwick Drive, Manchester, M40 3RT
6 Kenwick Drive, Manchester, M40 3RT
2 Kenwick Drive, Manchester, M40 3RT
26 Walmersley Road, Manchester, M40 3RS

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH1