

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129473/FH/2021

Date registered valid: 22 February 2021

Proposal: Erection of single storey extension to side and rear following demolition of existing garage and rear bay

Address: 19 Broughville Drive, Manchester, M20 5WH

Ward(s): Didsbury East Ward

Applicant: Helen and Patrick Knight, 19 Broughville Drive, Manchester, M20 5WH

Agent (if any): Mr Simon Miles, S R Miles Ltd, 28 Parrs Wood Avenue, Manchester, M20 5ND

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 April 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 February 2021 Expired: 17 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

Description of site/building

The property that is the subject of this householder application is a 2 -storey red brick inter-war semi-detached dwelling on the eastern side of Broughville Drive in the Didsbury East ward of the City. The property is situated on a bend in the road; it has an attached garage on the side, and front and rear gardens with a block paved driveway at the front. The site itself is wedged shape, with the plot widening as you move rearwards into the site.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site lies within a predominantly residential area comprising of properties of a similar style and footprint to the proposal site.

It is west of the A34 Kingsway, the mainline railway between Manchester and the airport, and north of the River Mersey. Further north is the Parrs wood Entertainment Centre, Parrs wood High School, a Tesco supermarket and East Didsbury railway station.

Many of the properties have had the benefit of additions to the properties in the form of single and 2 storey extensions.

Description of development

The proposal is for the erection of a single storey extension to the side and rear of the property to provide additional living accommodation in the form of extended kitchen and utility room WC and study. The roof style will be hipped to match the roof on the existing property.

Consultations & Notification Responses

Local residents were informed- no representations have been received

Issues

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.

Policy DM1 - Development Management -Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o 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.
- o 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.

Policy SP1 - Spatial Principles

This policy states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF)

The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF 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.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process.

Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o 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);
- o they do not create an undue loss of sunlight, daylight or privacy;

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

Principle of the Proposal

The principle of the proposal is acceptable; the application is for extensions to a residential property within an established residential area which is supported in saved policy DC1 of the UDP. The issues which are relevant to this proposal are the impacts on residential and visual amenity, parking and refuse storage.

Residential / Visual Amenity

The submitted application is for the erection of a single storey side and rear extensions to form additional living accommodation. The existing attached single storey garage and the rear bay window would be demolished to facilitate the proposal. The additional accommodation would provide extended kitchen and utility room WC and study. The roof style will be hipped to match the roof on the existing property.

The proposed hipped roof is in line with the property to the front, with the extension being staggered and reduced in width as you progress further back into the site. The width is 4.6m on the front of the property, sitting in the place of the garage to be demolished. This then reduces to 2.74m width to the back of the proposed utility room. Following the demolition of the bay to the rear, the kitchen extension would occupy 3.5m width. All alongside the extension is retained an 0.8m gap to the common boundary with number 17 Broughville Drive.

Both the property at number 21 Broughville Drive and 17 Broughville Drive have the benefit of planning permission for part single/ part 2 storey side and rear extensions. Number 21 under ref: 122651/FH/2019 and number 17 under ref: 125951/FH/2020.

The proposed extensions to number 19 Broughville Drive are modest, subservient, and have no detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties when viewed within the context of their developments approved. When viewed within the street scene, due to the widest element being on the front of the property, the remainder of the extension would not be widely viewed, and the frontage will not be dissimilar to the current frontage which houses the garage.

There is only one window proposed in the side elevation facing number 17 Broughville, and this would serve a WC and as such would be obscurely glazed. The remaining windows look out over the applicants' own garden to the rear.

It is not considered that the proposed extension would have a detrimental impact upon the residential or visual amenity of the neighbouring properties.

Design/Siting- The proposed extension has been designed sympathetically to relate to the existing property. The materials to be used would match those of the existing property, and a condition to that effect would be attached to any consent granted. It is not considered that the proposals would result in a detrimental impact upon the property itself, nor the character of the area within which it is located.

Car Parking

Whilst it is acknowledged that the garage would be lost as part of this proposal, there is still a driveway in curtilage that can provide one off road parking space, which complies with national guidance.

Bin Storage

The bin storage would remain the same. There is sufficient gap retained around the side of the property for them to be stored in the rear garden and brought kerbside on collection day.

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

No significant issues arose during the processing of the application and the application has been determined in a timely manner and is considered to be in accordance with the policies within the Development Plan.

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:

PL100- Existing Floor Plans and Elevations received 22nd February 2021.

PL200- Proposed Floor Plans and Elevations received 22nd February 2021

Location Plan received 22nd February 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 extensions hereby permitted including patching in shall match those of the existing building in type, size, colour texture (including mortar), and those stated on the submitted drawing and 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,

DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation of the extension hereby approved all the windows in the side elevation 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.

5) 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 approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

17 Broughville Drive, Manchester, M20 5WH
32 Broughville Drive, Manchester, M20 5WH
30 Broughville Drive, Manchester, M20 5WH
21 Broughville Drive, Manchester, M20 5WH

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH