

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127911/FH/2020

Date registered valid: 4 September 2020

Proposal: Erection of a part single part two storey side extension, two storey rear extension, first floor side extension and conversion of existing garage together with associated elevational alterations to provide additional living accommodation

Address: 14 Winchester Park, Manchester, M20 2TN

Ward(s): Didsbury West Ward

Applicant: Mr M Salim 14 Winchester Park, Manchester, M20 2TN

Agent (if any): Mr Derek Watmough 4mation-architecture.com 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: 9 February 2021



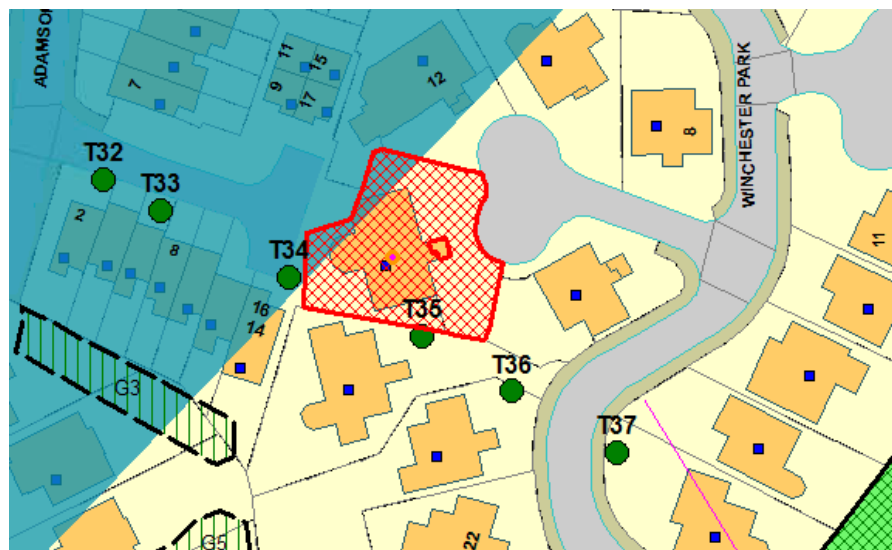
Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 17 November 2020
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 9 December 2020 Expired: 23 December 2020
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: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a modern (late 1980's) red brick detached dwelling situated at the head of a cul-de-sac within Winchester Park, south of Dene Road West in the Didsbury West ward. The site is within a development of approximately 80 dwellings and 16 flats which received planning approval in 1987 (Ref: 028877) and within the limits of deviation of the HS2B Safeguarding Zone (shaded blue below).

The property, which has previously been extended, sits within a broadly square shaped plot with



most of the private amenity space being within the front curtilage, with smaller sections extending to each side.

There is a small area of lawn at the front with 2 paths leading to the dwelling and an integral garage. Additional parking is on street in front of the dwelling.

At the rear is a paved garden with a conservatory.

Previous extensions to the property include a 2-storey side extension which was granted planning approval in 1999 to provide a garage with en-suite bedroom over. This is on the north elevation facing No.12 (Ref: 056208/FH/SOUTH1/99) and has been implemented. Condition 6 of this approval prevented conversion of the garage to living accommodation without the express consent of the Local Planning Authority.



The site edged red submitted with this historic application suggests that the northern site boundary was pulled in closer towards No.14 and that some of the front garden area at No.12 may have been relinquished in the intervening years.

A single storey side extension was built prior to 2007 on the south side of the property which could have proceeded under the Permitted Development route. This extension had a pitched gable roof at the front with a flat roof section behind.

Consent was then granted in 2007 for a first-floor side extension (Ref: 081936/FH/2007/S2) which sits behind the gabled pitched roof, 5 metres off the principal elevation and ridge below that of the original.

Planning History

In addition to the above, the site has also been the subject of the following applications:

1. 034161 - Construction of a two-storey side extension to form utility room and living room with bedrooms over and the construction of a new double garage east side of dwelling house.
Approved - 30.11.1989

2. 054393/FH/SOUTH1/98 - Construction of a garage at side of dwellinghouse
Approved - 15.07.1998

Description of area

The site is within a small development of modern residential dwellings located south of the junction of Dene Road West and Holme Road. To the west is another small residential development Admanson Gardens, with the main Palatine Road situated a few metres further west. Marie Louise Gardens is located a short distance to the north-west.

Description of development

The application, which has been amended since first submission, proposes a single storey side extension, a 2-storey rear extension, first floor side extension, garage conversion and associated elevational alterations to provide additional living accommodation.

The original proposal was for a part single, part 2-storey side extension, 2-storey rear extension, first-floor side extension and the conversion of the existing garage, together with associated elevational alterations to provide additional living accommodation.

The 2-storey side extension on the north elevation in the context of the existing and other proposed extensions, was considered an over-development of the site and was thus amended to remove this element from the proposal.

Consultations & Notification Responses

Neighbour notifications - 1st consultation - 2 objections. Comments:

1st Objection:

We are very pleased and supportive of people making improvements to their home but on this occasion feel the improvements have significant negative impacts on our property.

As such, please find below our comments in relation to this application which we would kindly request you take into consideration when reviewing the plans and making your decision.

1. Blocking of light and consequential shadowing into/on habitable rooms The proposed 2 storey side extension adjacent to our property is extremely close to our main living area and would "sit" between our bay window (which overlooks the garden in front of Mr Salim's house) and large windows further across to the side (which look out onto our outside dining and leisure space and the back of Mr Salim's house).

The proposed 2 Storey side extension will block significant light from our main living area where we spend a significant portion of our family life. We feel that the majority of light received through the bay window will be blocked by the proposed extension in the afternoon and the majority of light received into the area further across to the side (overlooking the outside dining and leisure area) will be blocked in the morning.

This proposed extension would cause a large shadow over this part of our property which we deem to be unacceptable.

2. Proximity to Boundary, overbearing on our property and with requirements for ongoing access from our property for foreseeable issues as well as construction. According to the plans (drawing number 02) as drawn up for Mr Salim by 4mation architects, the 2 storey side extension will be built right up to and abutting the boundary between our properties.

i) Firstly we consider this too close and that it will be an overbearing structure within extremely close proximity to our property.

ii) Secondly, we believe that to construct the extension, work will have to be done from on our property - for both foundations and above ground structure. Based on our use of the area and any planned development we may decide on, this access (e.g. for scaffolding or ladders) would not be possible.

iii) Thirdly, we expect there will be guttering to the rear of this side extension which will require ongoing access for maintenance and cleaning - this cannot be achieved without access to our property. Access to facilitate equipment required to work on the proposed new first floor and roof areas cannot be confirmed - the area is our outside dining and leisure space and we have already discussed with contractors our own potential developments (for which planning permission will not be required).

3. Creation of an inaccessible "dead space" behind proposed side 2 storey extension and our property. According to the plans (drawing number 02) as drawn up for Mr Salim by 4mation architects, the 2 storey side extension will create a triangle of space inaccessible from Mr Salim's property. We are uncomfortable with this and fear it will become overgrown, water logged, collect rubbish or animals/pests leading to a variety of issues which will negatively impact our property.

We also note the proposal for a downpipe from guttering into this inaccessible triangle area as shown on the proposed rear elevation sketch on drawing 2 - this ties in with comments 4 and 5 below.

4. Expected new foul and wastewater drainage requirements from 2 additional en-suites and a ground floor cloakroom without clarification on drainage plans We note that the proposals for the first floor extension are to introduce 2 additional en-suite bathrooms and a ground floor cloakroom to the side of the property adjacent to ours. To our knowledge there are currently no foul or wastewater drains on this side of Mr Salim's property so we are concerned there is an expectation to tie into ours, which to our knowledge are not currently shared with any other properties.

5. General impact on surface/storm water drainage - additional hardstanding replacing grass and guttering plans. Based on the proposed front elevation (found on drawing number 3), it depicts a downpipe from top roof at the right hand side emptying onto lower roof and into lower gutter immediately above the lower downpipe to drain. This will carry water from a significant part of the top roof as well as lower roof. In our opinion it will overflow the lower gutter in storms and potentially impact our property. Whilst not detailed, we expect that some grass areas will be replaced by additional hard standing which we ask to be considered in relation to surface water drainage in general.

2nd Objection:

First of all the house is already extended to the front, the rear, and both sides. This already impedes light to our house. Further extension, especially elevated extensions would be unfair by limiting the light further on all sides.

On the back of your letter the advice is this:

"..issues such as levels of activity, appearance, parking, noise, traffic or overlooking are relevant".

All of these issues apply here. The house is located at the end of a cul de sac which is already full of parked cars. Further building work, especially with young children in the area, would create increased problems with all these issues.

However the main issue of concern to me remains the increased/further overlooking from the house that has been previously extended on all sides and therefore further blocking of light.

REVISED PLANS - 1 Objection:

I am not sure if anyone has looked at the set of revised plans. There is barely any difference from the first. If anything the plans look worse, still creating the same problems as the first set of plans. It is unfortunate that the first set of plans have been removed from the gov.uk website; the public are now unable to compare the two. I do not know if this is council policy, but obviously having both would be helpful.

The plan diagram '2B' is misleading. I hate to think this was done intentionally, but the view from the bay window is drawn with such an angle it is untrue. The window is not placed at any angle to the house and the view is straight on, at 90 degrees. The line has been drawn intentionally to show the view would be at a vast angle, it is not.

The plan '3B' is nonsense. Again has anyone looked at these plans? It is just a random red line drawn around a house. There are no measurements, no scale, no nothing. It seems like someone has done this with no real care for public opinion at all.

If anything this set of plans is insulting. I do not know if the architect or whoever has done this on purpose thinking that they will be looked over, but it is insulting to design plans that are not honest. In addition as I stated there is really no change to the heights and widths and changes from the first set of plans. It makes no sense why someone would present this to the council and public as being notably different. It is not. And that is what is insulting.

I again wish to raise objections about this new application for building/extension work at this house.

First of all the house is already extended to the front, the rear, and both sides. This already impedes light to our house. Further extension, especially elevated extensions would be unfair by limiting the light further on all sides.

On the back of your letter the advice is this:

"..issues such as levels of activity, appearance, parking, noise, traffic or overlooking are relevant".

All of these issues apply here. The house is located at the end of a cul de sac which is already full of parked cars. Further building work, especially with young children in the area, would create increased problems with all these issues.

However the main issue of concern to me remains the increased/further overlooking from the house that has been previously extended on all sides and therefore further blocking of light.

This is already an extensive house that wishes to block more light and more of the view to the sides. It has already done that through prior large extension. It will be too much to block even more.

The house is already wider. It has already had first floor extensions that overlook other houses and also block light.

Further elevational changes will block this even more.

Am trying to work off the very little new information that has been presented in the new plans.

I strongly object these plans; again they are barely different at all from the first.

I would come to see you but it is not very possible given the current circumstances. If there are differences can the architect please let us know what these are, with any differences in measurements (height and width) to the original plans?

Issues

Principle

The application proposes extensions to a private dwellinghouse to provide additional living accommodation. Saved UDP policy DC1 makes provision for householders to extend their homes subject to acceptable impacts on residential and visual amenity.

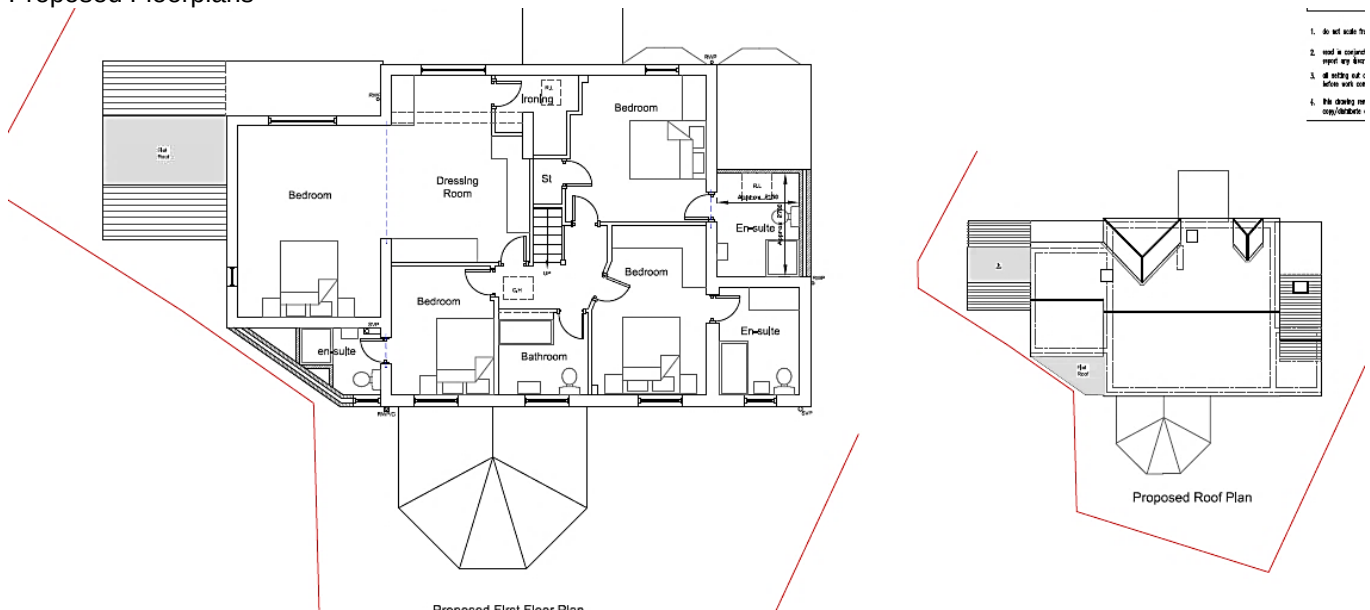
Concerns were raised on first and notification of the proposal and amendments sought to reduce the amount of development to within acceptable limits. An objector maintained his objection following amendments as discussed in the section below.

As amended, the proposal is considered to have acceptable impacts on residential and visual amenity.

Residential amenity

Concerns were raised on both consultations particularly with regards to a loss of light. This concern is considered is not shared by the Council with regards to the side or rear extensions for the following reasons;

Proposed Floorplans



The extension on the south side at first floor provides an en-suite bathroom that measures 2.1 metres x 2.7 metres. It will sit within the mass of the south-facing gable end and forward of the 2007 first floor extension, also for an en-suite. The nearest property is No.18 which is south of the application site with its principal elevation roughly aligned with the rear elevation of No.14. The extension will create additional mass on this elevation. It would be within 6 metres of the

first floor window on the front elevation of No.18, and whilst this property will have a view of the extension, its relatively small scale, orientation north and containment within the gable of the site, will mitigate any harmful amenity impacts. Only a skylight on the front roof slope is proposed for light and ventilation so no new windows are being introduced.

The 2-storey rear extension is of a modest scale (3.9 metres L narrowing to 921mm x 2.294 metres deep narrowing to 0), which provides a WC at ground floor and en-suite at first. It is effectively a triangular-shaped infill on the north side of the conservatory that will have minimal impact on neighbouring occupiers. This is because it sits in a corner of the side and rear elevation and with no projection beyond these walls. It would be sited approximately 10.8 metres south of No.12 at an oblique angle with a hipped roof and windows on the rear elevation which would be obscurely glazed. As a result, there would be no loss of amenity for the occupiers of No.12. The rear elevation overlooks a hammerhead parking area in Adamson Gardens with properties situated facing onto the hammerhead at either side. As such, there are no concerns that this infill will be overbearing on neighbours to the rear.

The single storey side extension provides a storeroom 3.2 metres W x 4.4 metres L x 3.463 metres H with a gable roof. It would be sited on the northern side of the property attached to the 2-storey side extension granted approval in 1999. Being single storey and contained within the mass of the existing gable wall, there are no concerns that it will overshadow or lead to any significant loss of light as raised by the occupier of No.12.

This neighbours' concerns were raised on both consultations even following amendment to remove the first floor from this element of the proposal for reasons of overdevelopment. The objector stated that he could not see any difference in the original and amended plans, so was presented with a colour-coded graphic to highlight the evolution of development at the site with the original proposal clearly marked, together with a copy of the amended scheme.

ORIGINAL PROPOSAL 2020



Proposed Front Elevation

Original house Extended 1999 Extended 2007 Proposed



Proposed Side Elevation

AMENDED PROPOSAL 2020



Proposed Front Elevation



Proposed Side Elevation

Notwithstanding this, the objector maintains that he will experience a loss of light into his bay window which is within a single storey extension on the south side of his property. This is situated north of the site and is splayed in approximately 30° towards the site. As the extension is single storey only and does not come forward of the building line, there would not be any shading of his property.

The objector also raised a concern that the site boundary did not appear to be drawn accurately. As noted in the description of the site above, there does appear to be a discrepancy between the boundary on the north of the site as presented in the 1999 application compared to the present with the site edged red now extending further into the curtilage than as presented in 1999. The circumstances surrounding this discrepancy are unknown and may dictate whether this element of the proposal can in fact be built out.. It is noted that the site edged red submitted with the application includes the land of the proposed development and certificate A has been completed on the submitted application forms. This however is a civil matter between the objector and applicant to discuss and does not alter the Council's assessment of this element of the proposal

In addition to providing a copy of the original and current proposal, the objector was offered the opportunity to discuss the scheme with the architect which he indicated would be helpful. However, to date, he has not contacted the architect and so the application is recommended to be determined with his objection still on record.

For the reasons above, the proposal is considered to have acceptable impacts on residential amenity in accordance with saved UDP policy DC1 and policy DM1 of the Manchester Core Strategy.

Visual amenity

As amended, the proposal has acceptable impacts on visual amenity. The risk of over-development has been removed from the north side and the first-floor addition to the south sits 1.011 metres below the original ridge and 2.734 metres off the principal elevation which creates an impression of subservience.

The proposal also includes the conversion of the existing garage to create an extended kitchen. The application indicates that the current garage is too small in any case to accommodate the applicants' car although a small car could be parked in this space. The elevational alterations for this conversion involve creating a bay window of the same size and design to match the existing and infilling the plinth below with brick materials to match.

The single storey storeroom at the side has a garage door to the front elevation which distinguishes this element from the main dwelling, making it appear as ancillary utility space whilst the door creates a visual break in the brickwork to positive effect.

The roof profiles are gabled to match the existing and all brick and clay tile materials, together with timber and uPVC doors and windows are proposed to match.

Any approval of the current proposals will represent the maximum additions the property can accommodate. Any further extensions would tip the site towards overdevelopment which the tight plot and layout of the cul-de-sac could not sustain.

Parking

As noted above, parking is on street in front of the property. The dimensions of the storeroom with garage door has the capacity to park a small car with additional on street parking which is unrestricted.

Bin storage

Bins can continue to be accommodated at the side or rear as access is maintained on both sides with a wider access on the south side to the rear garden area.

For the above reasons, the proposal is considered to have acceptable impacts on the visual amenities of the dwelling and the character of the wider street scene, and on parking and bin

storage, in accordance with saved UDP policy DC1 and policies 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 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 for the reasons outlined in this delegated report. The extension raised two objections on first consultation and one on second from neighbouring occupiers. Revisions to the application were sought which removed one objection. The Council provided additional information to assist the remaining objector and offered the opportunity to discuss the application with the architect, which the objector welcomed but did not pursue at the time the application was determined.

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, 04 September 2020

Drawing - Location Plan 04 September 2020

Drawing - Existing Floor Plans and Elevations Ref: 01, 04 September 2020

Drawing - Proposed Site Plan 04 September 2020

Drawing - Proposed Floor Plans and Elevations Ref: 02B, 08 December 2020

Drawing - Proposed Floor Plans and Elevations Ref: 03B 08 December 2020

Photos 24 September 2020

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved Unitary Development Plan policies DC1.1 and DC1.2 and policies DM1 and SP1 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 policy DM1 of the Manchester Core Strategy.

4. Before first occupation the ground and first floor WC and en-suite bathroom windows on the rear 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.

Appendix 1 – List of consultees & neighbours notified

8 Winchester Park, Manchester, M20 2TN
14 Adamson Gardens, Manchester, M20 2TQ
18 Winchester Park, Manchester, M20 2TN
12 Winchester Park, Manchester, M20 2TN
10 Winchester Park, Manchester, M20 2TN
17 Adamson Gardens, Manchester, M20 2TQ
16 Adamson Gardens, Manchester, M20 2TQ
15 Adamson Gardens, Manchester, M20 2TQ
20 Winchester Park, Manchester, M20 2TN
16 Winchester Park, Manchester, M20 2TN

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