

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128894/FH/2020

Date registered valid: 15 December 2020

Proposal: Erection of a single storey side and rear extension, front porch extension, rendering of existing side extension together with installation of rear dormer following part demolition of existing rear extension and demolition of existing front porch

Address: 81 Austin Drive, Manchester, M20 6FA

Ward(s): Didsbury East Ward

Applicant: Mr James Kerr, 81 Austin Drive, Manchester, M20 6FA

Agent (if any): Mr Jason Eccles, Artform Architects, XYZ Building, 2 Hardman Boulevard, Manchester, M3 3AQ

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@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: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 21 December 2020 Expired: 11 January 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey detached C3 dwellinghouse of red brick and tiles and white render with a gable roof, on a corner plot with a wrap around garden. The property has already been extended, with a one and a half storey side on the south elevation and a single storey side and rear on the north-west side, approved in 2000 (058645/FH/SOUTH2/00).

Description of area

Austin Drive is a residential cul-de-sac, off Fog Lane in East Didsbury, characterised by red brick and white render family dwellinghouses, mainly arranged in pairs. The area benefits from its proximity to Fog Lane Park, Burnage Train Station and Didsbury Village centre.

Description of development

The applicant wishes to build a single storey side extension, single storey rear infill extension, a front porch to replace an existing porch, install a rear dormer and rooflights and apply render to the existing one and a half storey side extension, to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter of objection was received, which raised the following concerns:

- *The proposed single storey side extension and it's impacts upon the neighbouring property – loss of light and loss of view*
- *The party wall/shared fence – who owns it, will it be retained, will it be moved?*

- *Rainwater drainage issues from proposed flat roof*
- *Potential damage to drains which are located close to works*
- *Damage to neighbouring property/land during excavation for foundations*

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2018)

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

Issues

Principle – The principle of building single storey extensions to the side and rear and installing a rear dormer, to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey rear element would infill the triangular space adjacent to the previously built rear extension, projecting 3.7m to the rear, with a width of 3.84m and a height of 3.6m. The existing rear extension will have the dual-pitched roof removed and replaced with a 3.6m high flat roof which would be lower than the pitched roof. The proposed single storey side extension would project 2.3m to the side, leaving a gap of 0.12m to the shared boundary (with No.83), with a depth of 7.5m, a height of 3m and a setback from the principal elevation of 0.78m. The porch extension would replace an existing porch and would project 1.5m forwards, with a width of 2.45m, an eaves height of 2.3m and a ridge height of 3.6m. The dormer would be sited within the rear slope, projecting 3.4m with a width of 5m, a height of 2.5m and a resulting volume of less than 21 cubic metres. The side and rear extensions and dormer are similar in scale to what can be built under Permitted Development, the sideward projection is less than half the width of the original house and the rearward depth only exceeds that which is stipulated within policy DC1 (of 3.65m) by 5cm, coming flush with the previously approved extension. The works are considered subservient to the main house and sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extensions and porch would be built of materials to match the existing dwellinghouse, including red brickwork, red tiles and white render, along with grey windows and aluminium doors. White render would also be applied to the existing one and a half storey side extension. The proposed single storey side and rear extensions would have flat roofs, with a large triangular rooflight in the rear. The rear elevation would feature a door, two large floor to ceiling windows and a set of aluminium sliding doors opening onto the garden, with an area of 0.2m high decking. The side elevation facing No.83 would be blank, with an

obscure glazed window installed at 2nd floor. The side elevation facing into the street would feature 2 small obscure glazed windows at first floor and two narrow floor to ceiling windows at ground floor. The porch would feature a dual-pitched tiled roof and white rendered sides and the dormer would be clad in profiled metal cladding with two rear windows. The extensions and additions are proposed to utilise high quality materials and would compliment the existing dwelling with modern, slightly contemporary designs. The precedent for this style, including metal cladding, large expanses of render and grey framed glazing has been set by nearby properties 77a Austin Drive (120020/FH/2019) and 118 Fog Lane (087824/FO/2008/S2).

Due to the location on a prominent corner plot, the majority of the proposed works would be visible from the public highway and therefore would feature within the street scene of Austin Drive, however as the proportions, design and main materials are in-keeping with the original property, and appear similar to many other extensions in the vicinity, the appearance of the development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor wider area, which has already seen many alterations.

Residential amenity – A local resident objected to the height and depth of the proposed side extension, due to the perceived loss of light and view. They also raised questions and concerns regarding the impacts upon the shared boundary, drains, right to access and details of foundations, which could not be taken into consideration for this application. Under planning law, there is no right to light for residents, however loss of light is a material planning matter. The extension in question would be projecting from a northern elevation, therefore the space between this property and the next is already relatively dark and overshadowed and the west-facing rear element would not project beyond existing, therefore a noticeable further loss of sunlight is not predicted. In addition, a taller side extension could be built under permitted development along this elevation. The side elevation facing the opposite side of Austin Drive original contained a large window at first floor for the study, however this was deemed to impact upon the privacy of the pair of semi's opposite, therefore it was replaced with small obscure windows following negotiations. The side elevation facing No.83 would be blank aside from an obscure 2nd floor window, therefore a loss of residential privacy is not deemed an issue. Due to the scale and orientation of the proposals, it is not considered that they would cause undue harm to residential amenity.

Parking and refuse – A 0.7m gap would be retained along the side of the existing side extension and a store is proposed for the front portion of the proposed side extension, therefore refuse bins may remain stored out of sight. Part of the existing driveway will be retained with a 2.4m x 4.8m space for 1 car, therefore the refuse storage and off-street parking accords with policy DM1.

Conclusion – The proposal broadly with policies DM1, DC1, SP1 and the NPPF and although it received an objection, this was mainly regarding party wall issues and the works are not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor significantly harm the visual amenity of the house or wider area. Therefore the proposal is deemed acceptable and development may commence in accordance with the approved drawings and the following conditions.

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 problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawings numbered: 101-01, 102-01, 103-01, 104-01, 105-01, 106-01, 107-01, 108-01, 109-01, 110-01, 111-01, 112-01 and 113-01, stamped as received by the City Council as Local Planning Authority on the 3rd February 2021.

Reason - To ensure 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 and dormer hereby permitted shall match those specified on the submitted application form and the revised set of drawings received on the 3rd February 2021, including:

- Brickwork and roof tiles to match existing
- White render
- Grey profiled cladding

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 the proposed first and second floor windows in both side elevations 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

79 Austin Drive, Manchester, M20 6FA
73 Austin Drive, Manchester, M20 6FA
67 Austin Drive, Manchester, M20 6FA
50 Austin Drive, Manchester, M20 6EG
46 Austin Drive, Manchester, M20 6EG
48 Austin Drive, Manchester, M20 6EG
77A Austin Drive, Manchester, M20 6FA
52 Austin Drive, Manchester, M20 6EG
83 Austin Drive, Manchester, M20 6FA
77 Austin Drive, Manchester, M20 6FA
75 Austin Drive, Manchester, M20 6FA
71 Austin Drive, Manchester, M20 6FA
69 Austin Drive, Manchester, M20 6FA
65 Austin Drive, Manchester, M20 6FA
120 Fog Lane, Manchester, M20 6SP

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)
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Less)
Area Team Boundary - Name: SOUTH