

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126592/FH/2020

Date registered valid: 27 April 2020

Proposal: Erection of a part single/part two storey extension to the side of the property to form additional living accommodation.

Address: 4 Dronfield Road, Manchester, M22 4AW

Ward(s): Northenden Ward

Applicant: Mr and Mrs L Gale, 4 Dronfield Road, Manchester, M22 4AW

Agent (if any): Miss Rachel Webber, DnA Group, Parkhill Business Centre, Walton Road, Wetherby, LS22 5DZ

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **11.01.2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received at validation

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 29 April 2020 Expired: 20 May 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached dwellinghouse of brown brick with a pantile hipped roof. The property, unlike those surrounding it, has not yet been extended. It features a porch canopy and a paved front garden/driveway and includes a rear garden.

Description of area

Dronfield Road is residential in nature and characterised by similar but slightly differing brown brick semi's arranged in hexagon-like cul-de-sacs. The area lies within the Northenden ward and benefits from its proximity to Wythenshawe Park, the M60 and M56 motorways and Northenden District Centre.

Description of development

The applicant wishes to build a part single, part two storey side extension, which would project beyond to the front slightly, to create additional living accommodation in the form of a larger 3rd bedroom, a larger living room and a utility.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 part single part two storey side extension to provide additional living space 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 extension would have a side projection of 2.1m, a depth of 8.2m at ground floor and 3m at first floor, with a projection of 0.6m beyond the principal elevation, but flush with the original rear elevation. The single storey aspect would have an eaves height of 2.9m and a ridge height of 4.38m and the eaves of the two storey aspect would match the existing roof, with a ridge set 0.5m lower. The first floor aspect would be set back from the principal elevation by 4.6m and sited over 10m from the highway. The plot can accommodate the addition and the extension is considered subservient, due to the lowered roof line and large setback, therefore the siting, scale and massing of the extensions are considered acceptable, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The materials proposed for the extensions match the existing house, including; facing red brickwork, white render, red roof tiles, uPVC and aluminium windows and composite doors; to ensure the extensions blend in with the original building. The front extension would feature the porthole window reinstated within an asymmetrical gable, a signature feature of the estate, above a new front door and narrow window. The rear elevation would feature a large set of glazed bi-folding doors which would open onto the garden, a window into the kitchen and two rooflights, with a Juliette balcony above for the additional bedroom. The design and style of these extensions is appropriate and mimics the original building well. Additionally, a precedent has already been set for two storey extensions, with countless examples visible in the immediate vicinity along Dene Road and within the wider Fordbank Estate. The character of the area has already evolved due to numerous extensions and alterations and therefore the visual amenity of the house and area are not thought to be significantly harmed by this proposal, pursuant to policies DM1, SP1 and DC1.

Residential amenity – No objections were received from the neighbours notified of this development, nor any other parties, and due to the proposal's siting and orientation, it is not considered that the works would cause undue harm to the neighbouring properties, No.37 and 41 Dene Road, nor the surrounding residents, particularly as the gardens are 13m long and face south-west and the rear depth is only 3m, which accords with saved UDP policy DC1. No windows are proposed for the side elevations of the extensions and the design leaves adequate space to the front, side and rear boundaries, hence the proposal is considered acceptable in terms of residential amenity.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area, therefore the development is deemed acceptable and may commence in accordance with 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. No significant issues have arisen during the consideration of this application and it has been determined in a timely manner.

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 drawings numbered '2020/0304/102' and '2020/0304/104', stamped as received by the City Council as Local Planning Authority with the application form on the 26th March 2020 and drawing numbered '2020/0304/105' stamped as received by the City Council as Local Planning Authority on the 27th April 2020

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 hereby permitted shall match those of the existing building in type, size, colour and texture, as specified on the submitted application form and drawings.

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.

Appendix 1 – List of consultees & neighbours notified

6 Dronfield Road, Manchester, M22 4AW
3 Dronfield Road, Manchester, M22 4AW
67 Shawdene Road, Manchester, M22 4AJ
5 Dronfield Road, Manchester, M22 4AW
2 Dronfield Road, Manchester, M22 4AW
1 Dronfield Road, Manchester, M22 4AW
69 Shawdene Road, Manchester, M22 4AJ
8 Mapley Avenue, Manchester, M22 4AP
10 Mapley Avenue, Manchester, M22 4AP

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 45M
Susceptible to Surf Water Flood (Less)
Area Team Boundary - Name: SOUTH