

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129024/FH/2020

Date registered valid: 5 January 2021

Proposal: Erection of a two storey side and rear extension to form additional living accommodation

Address: 49 Cranleigh Drive, Manchester, M33 3PN

Ward(s): Brooklands Ward

Applicant: Mr. Nikolaos Baimas, Manchester Engineering Design Consultancy,
49 Cranleigh Drive, Manchester, M33 3PN

Agent (if any):

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 March 2021



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: None during Covid-19 restrictions
Standard consultations: Printed: 8 January 2021 Expired: 29 January 2021
Neighbour notifications: Printed: 9 February 2021 Expired: 2 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: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a red brick bay-fronted inter-war detached dwelling situated on the north side of Cranleigh Drive in the Brooklands ward.

The property has an attached garage on the left-hand side, block paved front garden and a lawned rear garden that is 21 metres maximum. At the rear, the kitchen is extended.

Description of area

The site is situated on the northern side of Cranleigh Drive, east of Brooklands Road in the Brooklands ward. Houses on both sides of the road show some variation in typology with mostly detached houses, some having deep projecting gable roofs supported on brackets, half-round or box bays or catslide roofs. The materials palette is relatively similar to the application site. The exception to these is a detached dormer bungalow to the left of the site which is finished in white roughcast elevations on a painted brick plinth.

The site is situated in a wider residential setting with Wythenshawe Park 1.4Km to the southeast and Baguley Brook 107 metres to the north beyond Ashstead Road at the rear of the site. This places the site within Flood Zone 3.

Consultations & Notification Responses

ORIGINAL APPLICATION – 4 Objections

OBJECTION 1

As we, the residents, of 32 Ashstead Road are almost directly behind 49, the main issue we have is loss of sunlight and loss of privacy. Particularly in the winter months, losing anymore already low sunlight, is something we cannot agree with. A major factor in the purchase of my property was the fact that the garden is southern facing. As the sun moves throughout the day, the unnecessary height of the roof of this extension will most effect how much sun we receive.

There is also another window in these plans that will be added at further height meaning the residents of 49 Cranleigh, will have direct view down into our garden as well as the upstairs windows and into our lounge area. Not to mention coming out further and closer to our property entirely.

My main concern is loss of value to my property, we had serious distress with the building work that was started to 45 Cranleigh, that was extended very extensively and without notification whatsoever to the surrounding residents. We never had the opportunity to voice our opinion on this and it included the addition of a huge loft room window, that looks directly into the whole rear of my house and garden. To be surrounded by properties at excessive height will cause major loss to the privacy we once had.

We do not object entirely to an extension, but to perhaps review the size and scale of it. To impose on the privacy and sunlight of ourselves and also the residents of 30 and 34 Ashstead Road seems both unfair and unnecessary.

OBJECTION 2

As residents adjacent to 49 Cranleigh Drive (to the north of the property) we would like to make the following objections (and suggestions):

The proposed extension extends several meters from their current patio door at the rear of the property, and clearly many more meters from their garage (significantly more than 4m), further encroaching on 30, 32 & 34 Ashstead Road's property particularly. With this being a two-story extension, this becomes significant.

With the extension coming so far towards Ashstead Road at two stories, privacy will become an issue as the new rear window will look straight down into our gardens (and closer to our bedrooms).

We have no objection to an extension in principle; however, we do object to the extra height above the roof line and the excessive distance being proposed to the rear.

The height and side extension also takes the setting sun and view of the sky from our living room. I have a photo I just took, and it clearly shows that sat in my living room that gap between 49 and its neighbour is a chunk of visible sky which will be lost if this full extension is built (unless we get up and go to the window and look up).

As we are north of 49 Cranleigh Drive, the sun's movement across the sky directly effects what light we receive and would be obstructed by the proposed extent of this extension, especially in the winter with the setting sun.

If the height of the roof line was lowered to below the existing roof line, and the extension did not protrude so far into the back garden, we would not object to such a revised planning application.

As an aside, I would like to add that the extension to 45 Cranleigh Drive (49's neighbour) has been really upsetting, with its large loft room window and extra roof height. They now look directly into our garden and bedroom, not to mention taking the setting sun's light. We did not get the opportunity to object or comment to that extension and do not want it to set a precedent to allow another excessively large extension to be built. We do not object to extensions overall, but just to the scale, reach and imposition caused by them if allowed to be too big.

We trust you will accept this as it really matters to us deeply, and suggest to Mr Nikolaos Binas that a smaller extension would be acceptable to proceed with.

OBJECTION 3

As we live in a property adjoining the rear of 49 Cranleigh Drive. I would like to make the following comment:

The size and density of the proposed development would make this property too large and out of keeping with the general area. Also the substantial increase in the footprint and height would result in the loss of our privacy as it would overlook the rear of our property giving a view into our bedroom, lounge. kitchen and garden.

AMENDED PROPOSAL – 2 objections

OBJECTION 1:

The amended proposal seem to be rather similar to the previous version. May I humbly request, as detailed in our previous communications, the extension is reduced. We appreciate Mr Baimas would like to have ample sized rooms but the current proposal would negatively impact us.

As a minimum, could the extension to the rear be reduced by a minimum of 0.300m, this still leaves 0.625m access around the kitchen island and a room of over 3.5m deep into the garden which I'm sure is ample (and still enables a 6.745m new extension along the side).

Importantly, please reduced the height of the extension to no higher than the existing hight. There seems no justification for the extra 0.360m. This just east into our evening setting sunlight.

Clearly, we'd prefer a smaller extension e.g. limiting it to 3m to the rear but do understand and are willing to compromise.

OBJECTION 2:

With regards to the planning application for 49 Cranleigh Drive, Manchester M33 3PN, we do not feel these measurements have been reduced enough and don't notice much difference to the original plans. The extension at the rear has been addressed with a small reduction, but there's no mention of any reduction to the height of the extension which is of major concern. We do not see it necessary for the excessive addition to the roof structure. With this in mind, the loss of sunlight to our garden is a very distressing thought. We would appreciate that the extension to the rear is reduced by approximately 0.300m, this would still mean the extension to the side of property would be 6.745m which is still a very adequate size. I will stress that our main concern is the height, we would appreciate this to be, again, revised. We understand Mr Baimas's desire to extend his property but to please understand the concerns of ourselves and also the residents of 34 Ashstead Road, we would appreciate a smaller extension overall and are willing to compromise.

FRM comments:

The information uploaded to the Planning Portal 31 December 2020 - 05 January 2021 has been considered. The proposal is a minor extension in Flood Zone 3 (the highest risk Zone). Flood Risk Assessment Standing Advice applies. The proposed development is within an EA Defended Area and an EA Flood Warning Area. The proposed finished floor levels are verbally stated to be 200mm above the estimated flood level for 1% AEP, equal to the existing floor levels, but this needs to be confirmed with a plan for our inspection as per the Standing Advice (Conditioned-in below).

Condition 1: The development shall not be occupied unless and until flood resilient measures have been implemented, as follows:

- o A plan showing proposed and existing finished floor levels and estimated flood level, in mAOD, should be submitted to and approved by the LLFA.
- o As per Government Standing Advice, the FRA should be expanded to include 'an assessment of the flood risk from all sources of flooding for your development'.
- o Evidence (e.g. email copy) that the property has been registered with Floodline to receive a Flood Warning, should be submitted to and approved by the LLFA.
- o Implementation of the flood resilience measures in the FRA '49 Cranleigh Drive, Sale M33 3PN'; for the avoidance of doubt these are listed below:

- External and internal walls to be constructed from non-absorbent or moisture protected masonry
- Cavity wall insulation materials will be non-absorbent
- Floor Construction to be concrete with moisture resistant protection
- Internal wall finish to be plaster
- External doors will be UPVC
- All new electrical sockets and switches to be minimum 500mm above finished flood level
- Consideration will be given to protecting the existing property

Reason: To reduce the risk of flooding pursuant to national policies within the NPPF and local policy EN14.

We recommend the Informative:

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy. The loss of permeable surfacing to the proposed building footprint constitutes urban creep. We recommend consideration of green SuDS components within the drainage design, such as rainwater butts or raingardens, to reduce the increased strain on the local sewer network by urban creep.

Issues

The following policies are relevant to this application:

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o DC1 for Residential Extensions
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o DM1 - Development Management
- o SP1 - Spatial Principles
- o EN17 - Flood Risk
- o EN19 – Waste
- o T2 – Accessible Areas of Need
- o The National Planning Policy Framework (NPPF)

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

Principle

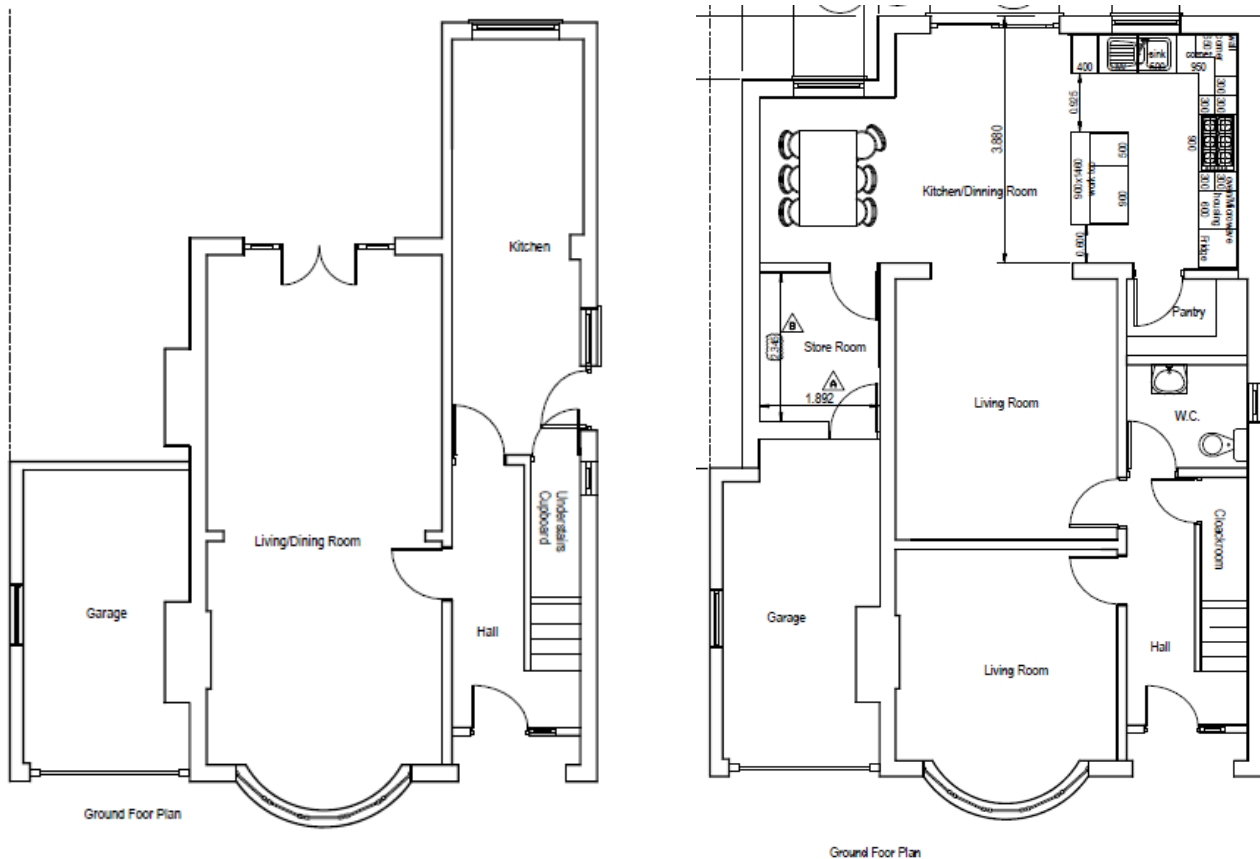
The proposal is for the extensions to a residential property to form additional living accommodation for which provision is made in saved UDP policy DC1. It is therefore acceptable in principle subject to satisfactory compliance with those policies in the development plan which relate to residential and visual amenity, parking, bin storage and flood risk.

Residential amenity

The proposal extends the side and rear of the property to increase the overall footprint providing extended kitchen/dining space, a storeroom, pantry and WC at ground floor and extended bedroom/bathroom space at first.

The rearward 2-storey extension projects off the back wall of the original living room by 3.8 metres which is just marginally over the guideline within saved UDP policy DC1. Windows are proposed on the rear elevation.

Existing and Proposed Ground Floor Plans



The rear elevation is partly set back by 1 metre and is set in off the side wall of the garage by 503mm.

At first floor, the proposal creates a 4th bedroom, 2nd bathroom and extends a rear bedroom. En-suite facilities are added to 2 existing bedrooms. Windows are proposed on the rear elevation for bedroom 3 and for an en-suite bathroom, at the side for a landing window and facing the front for a new bathroom.

The proposals are considered to have acceptable impacts on residential amenity largely due to the fact the property is detached with approximately 1.8 metres to the boundary with No. 51 which is a bungalow, and that the extended property will project 0.40 metres beyond the 2-storey rear extension at No.45 (NB: there is no 47 Cranleigh Drive) (Ref: 120359).

As a result, there will not be any risk of overshadowing or of the extensions being perceived as overbearing on the adjacent occupiers.

Concerns have been raised on both notifications that the extensions will lead to a loss of light and privacy, especially for occupiers at the rear on Ashstead Road to the north.

Light loss in residential extensions is a relatively high test which requires significant shading over habitable rooms for much of the day. Objectors are concerned that the proposed increase in roof height, which is in fact the additional section of roof to serve the extension, will lead to overshadowing of their gardens and / or properties.

In looking at the relative relationships between these properties and using the extended No.45 to the left as a comparison, it is unlikely that the extension will give rise to shading over these gardens and even less so the rears of objectors' properties. Any shading which may occur would be in the winter months when the sun is low. The impacts are considered to be overstated especially as the rears of properties on Ashstead Road are south-facing so have the full benefit of sunlight for the most part of the day.



In considering the privacy concerns, assessment of the proposal in relation to nos.32 and 34 Ashstead Road which share a rear boundary with the site, suggests that window to window distances of 27.1 metres and 29.66 metres would be maintained following any approval of the application, which are well within the generally accepted national standard of 21 metres.

The first-floor side window is for a landing and sits 2.17 metres back off the building line on this side. It is proposed to be obscurely glazed and would face an obscurely glazed bathroom window on the side of No. 45 so no overlooking would ensue.

On this basis, it is considered that no element of the proposal would give rise to undue overshadowing, loss of light or privacy and that the extensions properly relate to saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The design as amended, responds appropriately to the character of the original dwelling and the street scene.

The proposed first floor side extension is set back 6 metres off the front elevation and the roof ridge is set down by 130mm. This nominal amount is necessary to achieve the spread over the extension. A similar application at No.53 Cranleigh Drive resulted in an increase in roof height (Ref: 126717/FH/2020). As the property is detached and the original roof is a pyramid hip, this difference in height between the original and extended can be sustained without any loss of a sense of subservience. The effect is further enhanced by the fact the extension is just over 2 metres wide on this elevation, with an eaves height of 5.245 metres.

This adds some volume to the appearance of the roof but is acceptable as there is enough variation within the street scene, including the bungalow, for it to not appear incongruous.

The rear extension will not be visible within the public domain but is nonetheless designed to fit the aesthetic of the original dwelling. This and the side extension will be enhanced by being

constructed of materials which are proposed to match the existing which will be managed on condition of any approval.

Bin storage

On completion of the proposal, the occupiers would continue to use the same means for storing bins, which is either at the front of the property or in the garage. Development in this application has no impact otherwise on bin storage. The proposal therefore properly relates to Core Strategy policy EN19.

Parking

Parking is not impacted by the proposal as the garage would remain following any approval and no development encroaches onto the front parking area.

On this basis, the proposal is considered to relate properly to Core Strategy policy T2.

Flood Risk

The application identifies the site as within Flood Zone 2 but has been assessed by the FRM team within MCC who place it within Zone 3 on account of proximity to Baguley Brook further north.

The zoning category identified by the FRM team requires that the extension, at the rear, be sited no lower than 300mm above ground level. The Flood Risk Assessment which accompanies the application confirms the extension will be built to the current height above ground level which is 347mm. This is therefore acceptable and would meet with the current guidance on flood risk protection within Core Strategy policy EN17.

The application proposes further flood protection measures be introduced which includes:

- External and internal walls to be constructed from moisture resistant masonry
- Cavity wall insulation to be non-absorbent material
- Floor construction to be concrete
- Internal wall finish to be plasterboard on dabs laid horizontally
- External doors to be aluminium or Upvc
- All new electrical sockets and switches to be minimum 500mm above finished floor level
- Consideration will be given to protecting the existing property

Conclusion

It is considered that the proposal will not give rise to undue overshadowing, overlooking or loss of light or privacy and that the extension relates appropriately to the original dwelling and with adequate arrangements for car parking, bin storage and flood risk mitigation, in accordance with saved policy DC1 of the development plan and policies SP1, DM1, EN17, EN19 and T2 of the 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 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 subject to appropriate conditions and for the reasons outlined in the delegated report. The proposed extension raised objections on consultation and was subject to amendments to reduce the development.

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 05 Jan 2021

Drawing - Location Plan 31 Dec 2020 001

Drawing - Existing 31 Dec 2020 002 Elevations 1/3

Drawing - Existing 31 Dec 2020 003 Elevations 2/3

Drawing - Existing 31 Dec 2020 004 Elevations 3/3

Drawing - Existing 31 Dec 2020 005 Floor Plans

Drawing - Existing 31 Dec 2020 006 Roof Plan

Drawing - Proposed Site Plan 15 Feb 2021 013 A

Drawing - Proposed 15 Feb 2021 007 B Elevations- 1 Of 3

Drawing - Proposed 15 Feb 2021 008 B Elevations- 2 Of 3

Drawing - Proposed 15 Feb 2021 009 A Elevations- 3 Of 3

Drawing - Proposed 15 Feb 2021 010 B Plans- 1 Of 2

Drawing - Proposed 15 Feb 2021 011 B Plans- 2 Of 2

Drawing - Proposed 15 Feb 2021 012 B Roof Plan

Drawing - Proposed 15 Feb 2021 014 A Street Scene

Flood Risk Assessment 31 Dec 2020

Photo 05 Jan 2021

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

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 policies DM1 and SP1 of the Manchester Core Strategy.

4. Before first occupation of the extensions hereby approved, the first floor bathroom window on the extended front elevation, first floor landing window on the east elevation and ground and first floor windows on the west elevation all shown on revised drawing nos: 07B, 08B and 09A, 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 and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

1 Woodlands Drive, Manchester, M33 3PQ
34 Cranleigh Drive, Manchester, M33 3PW
32 Ashstead Road, Manchester, M33 3PX
34 Ashstead Road, Manchester, M33 3PX
51 Cranleigh Drive, Manchester, M33 3PN
45 Cranleigh Drive, Manchester, M33 3PN

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH