MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	128084/FH/2020
Date registered valid:	26 October 2020
Proposal:	Erection of two storey side and part single/part two storey rear extension to form additional living accommodation
Address:	60 Dene Road, Manchester, M20 2SU
Ward(s):	Didsbury West Ward
Applicant:	Mr Chris Haworth 60 Dene Road, Manchester, M20 2SU
Agent (if any):	Mr Dean Eccleston Hive Architects Studio Beck House, King Street, Knutsford, Chesire, WA16 6DX
Case officer:	Dave Morris Tel: 0161 600 7924 Email: dave.morris@manchester.gov.uk
Recommendation:	APPROVE
Date of recommendation:	2 December 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None undertaken due to Covid pandemic. Site photos provided by applicant

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 27 October 2020 Expired: 17 November 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

This application relates to a large two storey semi-detached house. The property has facing bricks at ground floor level with pebble dash above. The property has been extended with a large porch at the front. The porch formed part of a larger development granted planning permission in October 2003 reference 068283/FH/2003/S2 which included a two storey side extension and a large conservatory at the rear neither of which have been built. There are large gardens to the front and rear and a drive at the side

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The adjoining semi is to the south east and has a part single part two storey rear extension. To the north west is a similar semi-detached property that has been extended with a two storey rear extension, and single storey side extension occupying approximately half the width of the drive and wraps arounds the rear of the two storey extension and a large porch at the front.

There are similar semi-detached properties set behind deep front gardens facing across Dene Road and the rear garden adjoins the rear gardens of smaller residential properties on Springdale gardens.

Description of development

Consent is sought to erect a two-storey side extension on a similar footprint to that approved in 2003 and a part single part two storey rear extension across the full width of the property and the proposed side extension.

The side extension would project 1.4 metres leaving approximately 1 metre to the boundary fence. The rear extension would project approximately 3.5 metres and the first floor would be set in 2.7 metres from the shared boundary.
The extension would have a rendered finish, which would also be applied to the rear elevation of the retained property and a hipped roof attached to the main room. The single storey element of the rear extension would have a flat roof with a lantern light.

There are no windows in the front elevation of the proposed extension. In the side elevation at ground floor level there would be a high level window and a door and at first floor level two windows, both obscure glazed. The rear elevation would contain on the ground floor a set of bi folding doors and a full height window and at first floor level two windows. There would be no windows in the side elevation facing the adjoining property

Consultations & Notification Responses

Local residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policies are SP1 and DM1

Policy SP1 sets down the spatial principles that will guide development in the City including the creation of neighbourhoods of choice.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan.

The relevant saved UDP policy is DC1 which establishes the principle of extending a property to meet the occupiers changing needs which protecting the amenity of neighbours and the character of the area.

Issues

Principle

The proposed extension accords with the principle contained in policy DC1 or extending a property to meet the changing needs of the occupier.

Scale

The proposed side extension projects over half the width of the side passage but still leaves a usable gap. The roof ties into an existing hipped feature on the side elevation and from the front appears the same as the previously approved but not built side extension. The rearward projection of 3.5 metres is within the suggested maximum projection of 3.65 metres set down in

policy DC1 and is only marginally longer than the adjoining single storey rear extension. On balance it is considered that the scale of the proposed extension is acceptable.

Design

The design of the proposed extension picks up on the features of the existing property and is considered acceptable.

It is unclear if the intention is to use a matching pebble dash or re render the whole property and an appropriate condition is proposed.

Residential amenity

The property sits to the northwest of the adjoining semi and it has its own extension is not considered that there would be any overbearing impact. The adjacent property is to the northwest of the application site with the rear elevation facing north east. There is some potential for overshadowing from the proposed extension although this would be limited to the morning and the impact reduced further by the extension being set in from the boundary and having a hipped roof. It is considered that given the design and orientation the proposed extension would not have a significant overbearing impact on either of the adjoining properties.

In respect of privacy most of the windows proposed overlook the rear garden and give rise to no significant privacy issues. The proposed windows in the side elevation at first floor level are to a bathroom and an en-suite and will be obscurely glazed. The ground floor high level window is to an open plan living area. A condition is proposed requiring all the windows to be obscure glazed. On balance it is considered that there will be no significant loss of privacy from the proposed development.

Character of the area

The properties in the immediate area have been extended in a variety of ways and it is considered that the proposed extension continues this theme and will not therefore harm the character of the area.

Refuse

There is ample space at the side of the property to store bins behind the building line or to get them into the rear garden.

Parking

There remains space on the drive and at the side of the property to park a car.

Conclusion.

On balance it is considered that the proposed extension accords with Council policy and is acceptable in all respects.

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 polices 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 issues arising from the consideration of this application.

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:
208-01-01 proposed site layout and roof plan received 22 September 2020
208-01-11 proposed floor plans received 22 September 2020
208-01-12 proposed elevations received 12 September 2020

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 development hereby approved shall be constructed using the materials specified on the application forms and approved plans.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before the rendered finish hereby approved is applied details of the final colour shall be submitted to and approved in writing by the City Council.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) 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.

Appendix 1 – List of consultees & neighbours notified

58 Springdale Gardens, Manchester, M20 2SS
62 Dene Road, Manchester, M20 2SU
58 Dene Road, Manchester, M20 2SU
60 Springdale Gardens, Manchester, M20 2SS
56 Springdale Gardens, Manchester, M20 2SS

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) -
Area Team Boundary - Name: SOUTH