

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127157/FH/2020

Date registered valid: 22 July 2020

Proposal: Erection of part single/part two storey side rear extension following demolition of the existing rear conservatory and garage

Address: 42 Springdale Gardens, Manchester, M20 2SS

Ward(s): Didsbury West Ward

Applicant: Mr Anthony Royle 42 Springdale Gardens, Manchester, M20 2SS

Agent (if any):

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Recommendation: Approve

Date of recommendation: 9 November 2020



Application details**Type of application:** Full Householder Application**Development type:** Householder**Date of site visit:** None during Covid-19 situation**Standard consultations:** No consultations have been printed and sent.**Neighbour notifications:** Printed: 3 November 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**

The application site is a 2-storey inter-war red brick and render semi on a large 459.31m² triangular plot at the head of the Springdale Gardens cul-de-sac which is north of Dene Road. The property is on the western side of the street in the Didsbury ward. It has a red tile hipped roof, gardens at the front and rear, off road parking on a block paved front garden, a rear conservatory, garden shed and a large irregularly-shaped single storey garage/outbuilding on the rear boundary.

**Listed building:** Not applicable**Conservation area:** Not applicable**Tree Preservation Order:** Not applicable

Description of area

The site lies within a residential area of a similar housing typology of inter-war semi-detached dwellings in Springdale Gardens, with older and larger detached dwellings on Dene Road to the south and large Victorian semi's on Spath Road to the north and west.

Description of development

The application, which has been revised since first submission, proposes the erection of part single/part two storey side rear extension following demolition of the existing rear conservatory and garage.

The extensions comprise 2 elements; 2-storey extensions off the rear elevation which have been reduced to no more than 3 metres in depth and single storey living accommodation which comes off the side and rear extending to the existing outbuilding to provide accommodation for a disabled relative who lives with the applicant. This information was provided during negotiations and for which medical evidence was submitted.

The extensions provide extended living / kitchen / dining room, garage and independent living space with bathroom at ground floor and 3No. bedrooms each with en-suite at first floor.

There is no planning record for the large double garage outbuilding although its size at 56m² and low height within a curtilage that extends to 312.81m² (excluding the house and shed) would meet the test for an outbuilding under Class E of the Town and Country Planning (General Permitted Development) (England) Order 1995.

Consultations & Notification Responses

The application was subject to 2 neighbour notifications - No comments were received on both notifications.

Issues

The National Planning Policy Framework (NPPF)

The NPPF was revised and published in June 2019. It replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. Several UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Core Strategy Policy DM1 - Development Management

Policy DM1 provides specific guidance in the Development Management decision making process and provides that:

All development should have regard to the following issues relevant to this application:-

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester but policy DC1 is taken into consideration:

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 Extension will be allowed subject to:

- a. They are not excessively large or bulky
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 The Council will not normally approve:

- a. Rearward extensions greater than 3.65 metres in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. Flat roofed extensions to bungalows;
- e. Extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Principle

The application is for extensions to a residential property. Policy DC1 permits such extensions provided that the criteria of this policy are satisfied. Whilst the proposal is acceptable in principle, consideration should be given as to whether the design and appearance of the extensions are acceptable and whether there are any unacceptable impacts on residential amenity.

Residential Amenity

The application as amended is considered to have an acceptable impact on residential amenity. The extension over 2-storeys has been reduced in depth to 3 metres with the single storey extension remaining as originally proposed.

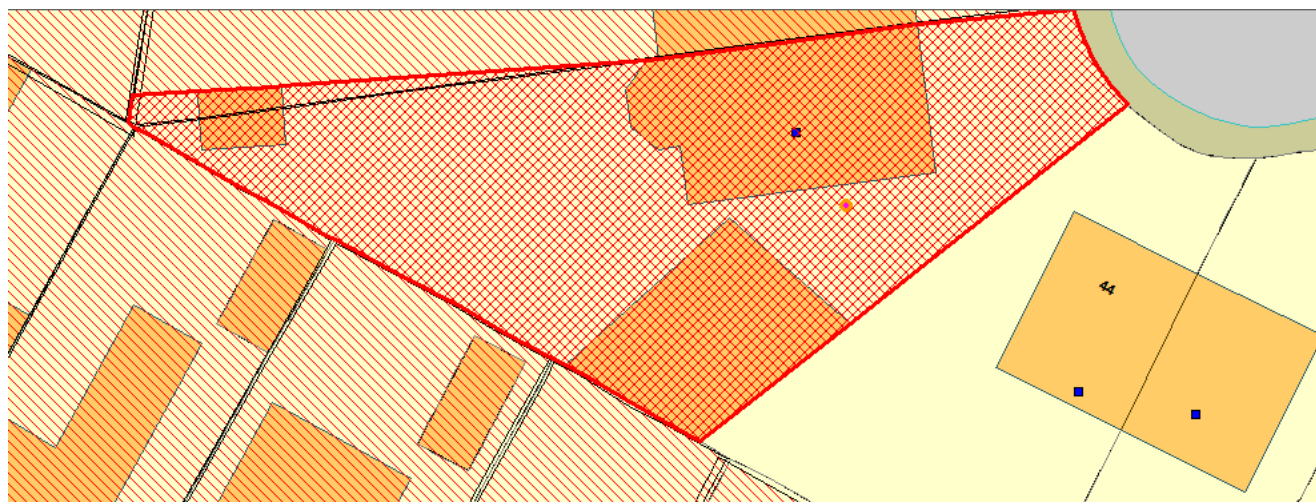
The 2-storey side extension is 4 metres wide. It comes towards the boundary with No. 44 Springfield Drive which, being within the turning circle of the cul-de-sac, has a splayed

relationship with the site. This means that the gap between the 2-storey element and No.44 widens from the front of the dwelling to the rear. At present, the gap at the front is 6.73 metres which will reduce to 2.73 metres following any approval, whilst at the rear, the current gap is 13.50 metres which means the 2-storey element will be sited 9.50 metres away. Although at 4 metres the 2-storey side extension is relatively wide, the site is unusually large and can accommodate an extension of this width without being overbearing.

A single bathroom window is proposed at first floor on the side elevation facing No.44 which will be obscurely glazed to avoid overlooking.

The orientation of the site is north of No.44 so there will be no overshadowing. It is south of No.40, the adjoining dwelling where bedroom and lounge windows are located. The rear extension is off-set from the boundary of this property by 3.23 metres which, together with the 3 metre depth of extension and the west facing rear elevation, will minimise the overshadowing potential on neighbouring occupiers. These variables will also ensure that the rear extension has little overbearing impact.

The single storey extension extends the current outbuilding to create a link to the main dwelling so the applicant's brother can move between his own independent space and his family's. Although it is currently on the boundary with No.44 and extends further along this boundary for a total length of 10 metres, the height is 2.9 metres to a flat roof which, with an intervening 2-metre-high fence between, will have little amenity impact on the adjacent occupiers.



The single storey element also shares a boundary with the rear garden of No.76 Dene Road to the south but the occupiers of this property are unlikely to be impacted given the height and distance to their dwelling.

Visual Amenity

Visually, the extension is a typical design which responds to the characteristics of this house type. From the street, the 2-storey side extension appears subservient to the main dwelling and, although wider than half the width of the original (6.04 metres), it appears balanced when seen alongside a wide 2-storey extension at No.40. The applicant explained during negotiations that the width was dictated by the need to accommodate a slightly wider vehicle which serves the whole family.

The roof is hipped and set down and the first floor is set back by 1 metre which is enough to ensure no risk of terracing given the splay with No.44.

The single storey extension would not make any obvious impression on the street scene given it is set back 4.6 metres off the front elevation and the front elevation is relatively narrow (2.13

metres). Most of this development is sited within the rear garden and mostly hidden behind the 2-storey side extension. Although the single storey element is relatively large when viewed from above, saved UDP policy DC1.5 enables alterations to be made to accommodate the needs of disabled people so in this case, the extension can be justified without any adverse impact.

The siting, scale, design and materials, which are proposed to match the existing, are in character with the original dwelling and are appropriate for this house type within the street scene, thus the application is considered to comply with saved UDP policies DC1.1 and 1.2.

Car Parking

The detached garage / outbuilding is proposed to be re-appropriated as living accommodation for a disabled family member, but off-road parking will be re-provided in this application in the ground floor of the 2-storey side extension. Space will also be retained in front of the garage for any further visitor parking which will avoid the need to park in the constraints of the turning circle.

No parking would therefore be lost as a result of any approval of the application, to the benefit of residential amenity and highway safety.

Bin storage

Bin storage is unlikely to be affected by the proposal. Although the access at the side will be closed off, the extended property still retains a recessed area of approximately 10m² to the side of the dwelling where bins can be stored out of view of the street. A bin store condition could be recommended however it is not understood whether having a fixed structure would be an impediment to clear uninterrupted movement for the disabled family member who would access the single storey accommodation from this area of the site.

Based on the above, the proposal is considered to have acceptable impacts on residential and visual amenity, car parking and bin storage in accordance with saved UDP policy DC1 and Core Strategy policies DM1, SP1 and T2, subject to the conditions as recommended at the end of this report.

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 subject to appropriate conditions and for the reasons outlined in this delegated report. The notification of the application by letter to neighbouring occupiers returned no objections and the proposed extension was amended following negotiations with the applicant in the interests of residential amenity.

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 and the drawings:

RT/0520/02 Existing Ground Floor Plan
RT/0520/03 Existing First Floor Layout Plan
RT/0520/04 Existing Elevation
RT/0520/14 Proposed New Flat Roof Details
RT/0520/15 Proposed Typical Wall Restraint Detail
RT/0520/16 Proposed Typical Movement Joint Detail
RT/0520/17 Proposed Typical Note Details

Received on the 15th June 2020

18 Existing Front Elevation
19 Existing Rear Elevation
20 Existing Gable Elevation
21 Existing Flank Wall Elevation

Received on the 7th July 2020

RT/0520/01B Existing Site Location Plan
RT/0520/05a Proposed Ground Floor Layout Plan 1
RT/0520/06b Proposed Ground Floor Layout Plan 2
RT/0520/07a Proposed First Floor Layout Plan
RT/0520/10a Proposed Gable Elevation
RT/0520/11b Proposed Garage Replacement Elevations
RT/0520/12a Proposed Foundation Plan
RT/0520/13a Roof Pitches
22a Proposed Flank Wall Elevation

Received on the 1st November 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 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: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and the requirements of the National Planning Policy Framework.

4) The WC and bathroom windows across the extensions, 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

74 Dene Road, Manchester, M20 2SU
82 Dene Road, Manchester, M20 2SU
78 Dene Road, Manchester, M20 2SU
76 Dene Road, Manchester, M20 2SU
44 Springdale Gardens, Manchester, M20 2SS
40 Springdale Gardens, Manchester, M20 2SS
80 Dene Road, Manchester, M20 2SU
34 Springdale Gardens, Manchester, M20 2SS
49 Spath Road, Manchester, M20 2QT
38 Springdale Gardens, Manchester, M20 2SS
32 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