

Planning

Growth & Development

Delegated officer report for planning application

Application no. 125828/FH/2019

Date registered valid: 30 December 2019

Proposal: Erection of two storey side extension, part single part two storey rear extension, rear roof dormer and front porch.

Address: 6 Milford Drive, Manchester, M19 2SB

Ward(s): Levenshulme Ward

Applicant: Mr Ajab Khan 6 Milford Drive, Manchester, M19 2SB

Agent (if any): Mr Niamat Ali NA Design & Construction Ltd 47 Egerton Road South, Manchester, M21 0YW

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: h.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1st October 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 January 2020

Standard consultations:

Printed: 31 December 2019

Expired: 21 January 2020

Neighbour notifications

Printed: 31 December 2019

Expired: 21 January 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:

Tree Preservation Order:

Description of site / building / area

The application property is a semi-detached dwellinghouse situated in a row of similar properties within a predominantly residential area of Levenshulme ward. The application site benefits from amenity space to the front, side and rear. There is a substantially large outbuilding sited at the bottom of the rear garden, along the common boundaries with nos. 7 and 9 Corringham Road, and nos. 4 and 8 Milford Drive covering almost the entire width of the rear garden. There is off street car parking space along the front and side of the property, including boundary treatment, which is in-part approximately 1.8 metres in height at the rear of the property.

Description of development

The application relates to the proposed erection of two storey side extension, part single part two storey rear extension, rear roof dormer and front porch.

The proposal would also consist of elevational alterations involving 2 windows along the roof plan of the original house, facing Milford Drive.

It would appear from the design concept that the proposed two storey side extension element would be in-part built on brick pillars and have habitable rooms at first floor, and at ground floor would in-part create habitable rooms and in-part create an access route along the common boundary with no. 4 Milford Drive.

The agent was advised early on during the application process that there were concerns in relation to the submitted scheme and the proposal could not be supported in its current form given the proposed scale, bulk and massing impact, the overbearing impact from the proposed rearward projection, lack of detail in relation to the proposed materials for the dormer, the proposed windows along the common boundary (in particular along the first floor) giving rise to privacy matters; and clarification was also sought in relation to on-site parking arrangements.

Revisions to the initial plans were negotiated, and revised plans were subsequently submitted, (Email from agent dated 21/08/2020 and attached plans):

- Proposed Elevations, Drawing No. NA P03 REV A , and
- Proposed Floor Plans, Drawing No. NA P02 REV A

The revised proposal would consist of:

- New front boundary treatment, involving the removal of the existing hedge and the introduction of a 1 metre high brick wall, to the back of pavement
- The proposed two storey side extension would be set-back 1500mm along the first floor front elevation
- The proposed windows along the common boundary at first and second floor side elevations have been relocated to face the rear garden.
- The initially proposed rearward projection has been reduced to 3650mm
- In terms of the proposed materials for the dormer, it is intended to use vertical tile cladding to match with the existing roof tiles
- Clarification has been provided in relation to on-site parking arrangements, although the maximum depth that is achievable would be 4.8m

The proposed two storey side extension, (Ground Floor: L 10951mm x W 1517mm) and (First Floor: L 6004mm and 3600mm x W2565 mm along the frontage), would be set-back 450mm from the front building line of the original house at ground floor and then project the full length of the original house , extending beyond the rear building line 3650mm into the rear garden, 4 brick pillars are proposed close to the common boundary with no.4 Milford Drive to support the first floor and a distance of 1054mm would be left to the common boundary to allow for access along this elevation, and a gap of 150mm would be left to the common boundary with no. 8 Milford Drive. Proposed windows and doors at along the ground floor would face Milford Drive, the rear garden, 1 window is proposed in the rear roof elevation close to the common boundary with no. 8 Milford Drive, and 2 windows (Kitchen and store) and a door facing the common shared boundary with no. 4 Milford Drive. The proposed maximum height at ground floor would be 3575.6mm.

At first floor, the proposed extension side extension would be set-back 1500mm along the front elevation of the original house, it would then project along the length of the original house and flush with the rear building line, leaving a gap to the common boundary. The extension would further project 3600mm from this elevation into the rear garden leaving a distance of 1182.5mm to the common boundary with no. 4 Milford Drive. All proposed windows at first floor would face the rear garden.

Along the rear elevation, at ground floor the proposed rearward projection would be 3650mm, the extension would be stepped away 150mm from the common boundary with no. 8 Milford Drive, it would then project the full width of the original house extending beyond it towards the common boundary with no.4 Milford Drive leaving a gap of 1182,5mm to this boundary.

Along the first floor rear elevation, the proposed maximum rearward projection would be 3600mm, the extension would be stepped away 2372mm from the common boundary with no. 8 Milford Drive, it would then project the full width of the original house extending beyond it towards the common boundary with no.4 Milford Drive leaving a gap of 1182.5mm to the common boundary. It is intended to match materials to those of the existing property.

In terms of the proposed rear roof dormer extension, it would be stepped away from the common boundary with no. 8 Milford Drive, leaving a small gap. It would then project the full width of the roof plane of the original house, measuring Width 5975mm x Depth 4002mm x Height 1950mm. The ridge of the dormer has been set below that of the ridge of the original house. In terms of facing materials, it is intended to use tiles matching the existing roof to clad the dormer.

A front extension incorporating a canopy roof extension (L 780,89mm x W 3325mm x H 3200mm) is proposed along the ground floor front elevation close to the common boundary with no. 8 Milford Drive.

In terms of the proposed front porch with pillars, it would measure (L 1504,13mm x W 2850mm x H 3244,13mm); it would be served by a window along the side elevation facing the common boundary with no.4 Milford Drive.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal - No objections were received in respect of the proposal.

2. Environmental Health

No comments on this occasion, including contaminated land/gas membrane.

3. Highways

The proposed extension is located within the private boundary of the site and does not physically impact the adopted highway.

The addition of further living accommodation is not expected to generate trips that will impact highway operation or safety.

It appears that there is existing on plot car parking for minimum 1 vehicle. Limited dimensional detail is afforded by the plans so it is unclear if this will be retained - this should be confirmed. It should also be noted that driveway parking spaces should be minimum 3m wide and 6m length to ensure that vehicles do not encroach onto the footway.

Gates should also open inwards so they do not impact the adopted footway. Should no on-site parking be available then vehicles associated with the property will add to existing on-street demand.

Clarification was sought in relation to on-site parking arrangements, and a further consultation with Highways Services was carried out following revisions to the plans. Comments indicate that there is an already moderate level of on street car parking, and it is noted that other houses on Milford Drive have shorter driveway spaces, however, although the maximum depth of parking space that is achievable at 4.8m is not the preferred option, an exception can be made in this instance.

POLICIES

The following planning policies and supplementary documents are materially relevant to the consideration of this planning application.

1. The National Planning Policy Framework (NPPF), (February 2019)

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

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

- In addition, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The document advises that high quality design is a vital attribute of successful neighbourhoods.
- Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.
- Paragraph 2.14 goes on to say: it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.
- Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and

conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well-designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

As previously outlined above, the agent was advised early on during the application process that there were concerns in relation to the submitted scheme and the proposal could not be supported in its current form given the proposed scale, bulk and massing impact, the overbearing impact from the proposed rearward projection, lack of detail in relation to the proposed materials for the dormer, the proposed windows along the common boundary (in particular along the first and second floor) giving rise to privacy matters; and clarification was also sought in relation to on-site parking arrangements.

Revisions to the initial plans were negotiated, and revised plans were subsequently submitted, (Email from agent dated 21/08/2020 and attached plans):

- Proposed Elevations, Drawing No. NA P03 REV A , and
- Proposed Floor Plans, Drawing No. NA P02 REV A

The revised proposal would consist of:

- New front boundary treatment, involving the removal of the existing hedge and the introduction of a 1 metre high brick boundary wall at the back of pavement
- The proposed two storey side extension would be set-back 1500mm along the first floor front elevation
- The proposed windows along the common boundary at first and second floor side elevations have been relocated to face the rear garden.
- The initially proposed rearward projection has been reduced to 3650mm
- In terms of the proposed materials for the dormer, it is intended to use vertical tile cladding to match with the existing roof tiles
- Clarification has been provided in relation to on-site parking arrangements, although the maximum depth that is achievable would be 4.8m

The proposed two storey side extension, (Ground Floor: L 10951mm x W 1517mm) and (First Floor: L 6004mm and 3600mm x W 2565 mm along the frontage), would be set-back 450mm from the front building line of the original house at ground floor and then project the full length of the original house , extending beyond the rear building line 3650mm into the rear garden, 4 brick pillars are proposed close to the common boundary with no.4 Milford Drive to support the first floor and a distance of 1054mm would be left to the common boundary to allow for access along this elevation, and a gap of 150mm would be left to the common boundary with no. 8 Milford Drive. Proposed windows and doors at along the ground floor would face Milford Drive, the rear garden, 1 window is proposed in the rear roof elevation close to the common boundary with no. 8 Milford Drive, and 2 windows and a door facing the common shared boundary with no. 4 Milford Drive. The proposed maximum height at ground floor would be 3575.6mm.

At first floor, the proposed extension side extension would be set-back 1500mm along the front elevation of the original house, it would then project along the length of the original house and flush with the rear building line, leaving a gap to the common boundary. The extension would

further project 3600mm from this elevation into the rear garden leaving a distance of 1182.5mm to the common boundary with no. 4 Milford Drive. All proposed windows at first floor would face the rear garden.

Along the rear elevation, at ground floor the proposed rearward projection would be 3650mm, the extension would be stepped away 150mm from the common boundary with no. 8 Milford Drive, it would then project the full width of the original house extending beyond it towards the common boundary with no.4 Milford Drive leaving a gap of 1182,5mm to this boundary.

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In terms of the proposed rear roof dormer extension, it would stepped away from the common boundary with no. 8 Milford Drive, leaving a small gap. It would then project the full width of the roof plane of the original house, measuring Width 5975mm x Depth 4002mm x Height 1950mm. The ridge of the dormer has been set below that of the ridge of the original house. In terms of facing materials, it is intended to use tiles matching the existing roof to clad the dormer.

A front extension incorporating a canopy roof extension (L 780,89mm x W 3325mm x H 3200mm) is proposed along the ground floor front elevation close to the common boundary with no. 8 Milford Drive.

In terms of the proposed front porch with pillars, it would measure (L 1504,13mm x W 2850mm x H 3244,13mm); it would be served by a window along the side elevation facing the common boundary with no.4 Milford Drive.

The proposed works would also consist of elevational alterations involving 2 windows along the roof plan of the original house, facing Milford Drive.

Principle of development

The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Height, scale and massing

In light of the revisions to the original plan, and given the sizable depth of the rear garden, and the proposed design concept of the two storey side extension element being in-part built on brick pillars, and at ground floor would in-part create an access route with a proposed width of 1054mm to the common boundary with no. 4 Milford Drive. In addition, the proposed 2 storey side extension being set-back from the front building line of the original at ground floor 450mm, and at first floor 1500mm, and the drop in the proposed roof ridge below that of the original house, and the proposed rearward projection at ground floor at being 3650mm and at first floor 3600mm, and the proposed rear extension being stepped away 150mm from the common boundary with no. 8 Milford Drive; it is considered that the proposed height, scale, and massing would not unduly impact on residential amenity. On balance, it is therefore considered that the

development meets the requirements of Core Strategy policies EN1, DM1 and SP1 and saved UDP policy DC1.

Siting

As previously mentioned, the application site shares common boundaries with nos. 7 and 9 Corringham Road, and nos. 4 and 8 Milford Drive, and the proposed development can be seen from the immediate highway and from the rear of those properties along Corringham Road. However, the proposed extension would be contained within the existing curtilage of the application site, and given the remaining depth of rear garden that would be left, and the proposed cumulative impact along the rear elevation, it is considered that there would be a significant separation from the road and a separation from the common boundaries with the properties mentioned. It is therefore considered that the revised proposal would not adversely affect the streetscene or neighbouring houses, specifically; those at nos. 7 and 9 Corringham Road, and nos. 4 and 8 Milford Drive. On balance, it is therefore considered that the proposed development sufficiently meets the requirements set out in Core Strategy policies EN1, DM1 and SP1 and saved UDP policy DC1.

Residential and visual amenity

It is not considered that the revised proposal would result in undue overlooking or loss of privacy as most of the proposed windows would either face Milford Drive or the rear garden and there would be a considerable separation from the properties along these elevations and therefore it is considered acceptable. The proposed development would also allow for amenity space to be retained, and off-street car parking would be maintained.

It is however recommended that in the interest of privacy and overlooking any proposed window that serves a bathroom or ensuite should have a condition attached requiring them to be opaquely glazed. In addition, a condition is also recommended requiring the 2 habitable room windows along the ground floor side elevation, facing the common boundary with no.4 Milford Drive to be opaquely glazed and on-opening.

On balance, the proposed development is considered to be acceptable in terms of its impact on residential amenity as there are no unduly overbearing, overshadowing or loss of privacy impacts - subject to condition, and is therefore considered to be in accordance with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1, DM1, SP1, T2, EN19; Saved Unitary Development Plan Policy DC 1, and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Design and appearance

Following the revisions to the initial plans, it is not considered that the proposed development would unduly harm the character of the building or the general area. In terms of proposed materials, it is intended to use external facing materials in keeping with the original house. It is recommended that a condition is attached requiring samples of the proposed brick and tile to be provided to ensure that materials are acceptable, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Car Parking / Highways issues

The existing arrangement would be affected by the proposed development, and although this had not been demonstrated in the originally submitted plans, clarification was subsequently sought from the agent in relation to on-site parking arrangements, and a further consultation with Highways Services was carried out following revisions to the plans. It is noted that there is an already moderate level of on street car parking, and other houses on Milford Drive have shorter driveway spaces, however, although the maximum depth of parking space that is achievable at 4.8m is not the preferred option, an exception can be made in this instance, as off-street parking can be maintained for a relatively standard vehicle; pursuant with The Manchester Core Strategy Development Plan Document Policy T2, and saved Policy DC1 of the Unitary Development Plan.

Waste Management

Although the existing access along the side of original dwelling would in-part accommodate the proposed extension, a distance of 1054mm would be left to the common boundary with no.4 Milford Drive to allow for access. Wheeled bins can therefore be stored within curtilage, screened behind the boundary treatment, and brought to the back of pavement on collection days.

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, the agent was advised early on during the application process that there were concerns in relation to the submitted scheme and the proposal could not be supported in its current form given the proposed scale, bulk and massing impact, the overbearing impact from the proposed rearward projection, lack of detail in relation to the proposed materials for the dormer, the proposed windows along the common boundary (in particular along the first floor) giving rise to privacy matters; and clarification was also sought in relation to on-site parking arrangements. Revisions to the initial plans were negotiated, and revised plans were subsequently submitted, (Email from agent dated 21/08/2020 and attached plans). The local planning authority had no other issues to raise with the agent, but have attached appropriate conditions to the approval.

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:

- o Site Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 30 December 2019.
- o Existing Plans and Elevations, NA P01, received by the City Council as the Local Planning Authority on 30 December 2019.
- o Email from agent dated 21/08/2020 and attached revised: Proposed Floor Plans, NA P02 REV A.
- o Proposed Elevations, NA P03 received 1st October 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) Notwithstanding the materials stated on the submitted information, before above groundworks, samples of the external facing bricks and tiles to be used on the extension hereby permitted shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved materials.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the revised: Proposed Floor Plans, NA P02 REV A, received by the City Council as the Local Planning Authority on 21/08/2020, and drawing NA03 Proposed elevations received by the City Council as the Local Planning Authority on 01/10/2020.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation of the development thereby approved, the proposed window along the ground floor front elevation to serve the w/c room, and the proposed windows along the first rear elevation to serve the bathroom and master bedroom en-suite, and the proposed window along the second floor rear elevation to serve the bathroom in the dormer roof extension, as shown on the : Proposed Floor Plans, NA P02 REV A, received by the City Council as the Local Planning Authority on 21/08/2020, and drawing NA03 Proposed elevations received by the City Council as the Local Planning Authority on 01/10/2020, shall be opaquely 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Before first occupation of the development thereby approved, the two proposed windows along the ground floor side elevation, facing the common boundary with no.4 Milford Drive, as shown on the : Proposed Floor Plans, NA P02 REV A, received by the City Council as the Local Planning Authority on 21/08/2020, and drawing NA03 Proposed elevations received by the City Council as the Local Planning Authority on 01/10/2020, shall be non-opening, and opaquely 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is

suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

7 Milford Drive, Manchester, M19 2SA
5 Milford Drive, Manchester, M19 2SA
3 Milford Drive, Manchester, M19 2SA
1 Milford Drive, Manchester, M19 2SA
13 Corringham Road, Manchester, M19 2RG
11 Corringham Road, Manchester, M19 2RG
8 Milford Drive, Manchester, M19 2SB
2 Milford Drive, Manchester, M19 2SB
9 Corringham Road, Manchester, M19 2RG
3 Corringham Road, Manchester, M19 2RG
9 Milford Drive, Manchester, M19 2SA
4 Milford Drive, Manchester, M19 2SB
12 Milford Drive, Manchester, M19 2SB
10 Milford Drive, Manchester, M19 2SB
7 Corringham Road, Manchester, M19 2RG
5 Corringham Road, Manchester, M19 2RG

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2