

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128013/FH/2020

Date registered valid: 16 September 2020

Proposal: Erection of single storey rear extension to form additional living accommodation

Address: 71 Milford Drive, Manchester, M19 2RY

Ward(s): Levenshulme Ward

Applicant: Patrick & Loraine McKoy 71 Milford Drive, Manchester, M19 2RY

Agent (if any): Cubik Design Ltd. 157 Harcourt Street, Reddish, SK4 5UP

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

Recommendation: Approve

Date of recommendation: 9 November 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 September 2020 Expired: 9 October 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

This application relates to a red brick semi-detached dwellinghouse in a predominantly residential area of Levenshulme ward. The property is on the eastern side of Milford Drive and is a traditional ground floor bay fronted 1930's semi with canopy which extends over the front door, covering the significant front façade.

There is an existing single storey rear extension with a lean-to pitched roof which in-part covers the rear elevation of the original house, and projects beyond its rear building line, and slightly wraps round the corner of the original dwellinghouse when viewed from the common shared boundary with no. 73 Milford Drive.

The application site benefits from gardens to front and rear, detached garage along the side elevation, front driveway for one vehicle, including boundary screening. At the end of the rear garden are mature trees and Highfield Country Park, a large area of open space that is accessible to the public. The rear of the property is therefore not overlooked.

Description of development

The submitted plan relates to a proposed of single storey rear extension to form additional living accommodation. From the submitted information, elevational alterations are also proposed.

Given the footprint of the existing rear extension, the proposal would effectively result in a modest infill development, which would be located in proximity to the common shared boundary with no.69 Milford Drive, leaving a small gap.

The proposed single storey rear extension: depth 2595mm x width 3465mm x maximum height 3498mm would retain a proposed gap of 285mm between the common boundary with no. 69 Milford Drive. The proposed extension would have a lean-to shallow pitch roof with 3 windows in the roof elevation and significant glazed doors facing the rear garden. It is intended to match external facing materials with existing.

The proposed, external alterations would involve re-configuring the roof of the existing extension to a shallow pitch with new roof tiles to match existing, a new window within the existing wall of the existing extension, facing Milford Drive. The existing door along the side elevation would be retained, removed and re-positioned and obscure glazing introduced in the top half. A replacement obscurely glazed window is proposed along the ground floor side elevation of the original house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objection or representations were received.

2. Environmental Health

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

POLICIES

The following policies are considered relevant in the consideration of this 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

Given the footprint of the existing rear extension, the proposal would effectively result in a modest infill development, which would be located in proximity to the common shared boundary with no.69 Milford Drive, leaving a small gap.

The proposed single storey rear extension would measure (depth 2595mm x width 3465mm x maximum height 3498mm). A proposed gap of 285mm would be between the extension and the common boundary with no. 69 Milford Drive. A lean-to shallow pitch roof is proposed with 3 windows in the roof elevation and significant glazed doors facing the rear garden. It is intended to match external facing materials with those of existing.

The proposed, external alterations would involve re-configuring the roof of the existing extension to a shallow pitch with new roof tiles to match existing, a new window within the existing wall of the existing extension, facing Milford Drive. The existing door along the side elevation would be retained, removed and re-positioned and obscure glazing introduced in the top half. A replacement obscurely glazed window is proposed along the ground floor side elevation of the original house.

Principle

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.

Residential and visual amenity

Impact of works (rear extension, and elevational alterations) - In light of the existing context, and due to the fact that there is an existing single storey extension and detached garage, and the fact that the proposal is along the rear elevation and it would not be visible along the streetscene and can only be seen by the occupiers of the immediate site, specifically those at nos. 69 and 73 Milford Drive, it is not considered that the proposal would adversely affect the streetscene or neighbouring houses, or would it be out of character. All proposed windows and doors would either face Milford Drive, the side elevation, or the rear garden, and there is also significant separation from those properties along the front and rear of the application site, along with significant screening along the sides and rear of the application site. In addition, and the proposed rearward projection would not be greater than that of the existing rear extension and is considered acceptable as it is within the guidance set out in policy DC1 regarding rearward extensions. It is not therefore considered that a single storey structure here would impact upon the amenity of surrounding residents or the visual amenity of the locality.

In terms of the proposed elevational alterations involving the replacement window along the ground floor side elevation of the original house and removal and re-positioning of the existing door along the side elevation, it is considered that as the window would be obscurely glazed in its entirety and the top half of the door would also be obscurely glazed, along with the additional screening from the existing garage in this location; there would not be any undue privacy and overlooking impacts from these proposed works. Moreover; such works would not generally require planning permission as they would usually fall within permitted development rights.

Design and appearance - The front of the existing house currently has a brick finish on the upper floor level, which is common with other alternate pairs of semi-detached properties on the row. The alternating pairs of houses have a rendered finish to the first floor on the front façade. The extension would be constructed in brickwork and roof tiles to match the existing. A materials condition has been attached to ensure that the materials are adhered to and as stated on the application form and drawings.

Waste management - The existing waste management arrangements would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy EN19, and saved Policy DC1 of the Unitary Development Plan.

Car parking - The existing arrangement would be unaffected by the proposal; pursuant with The Manchester Core Strategy Development Plan Document Policy T2, and saved Policy DC1 of the Unitary Development Plan.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is not therefore considered that the proposed extension, and elevational alterations would be unduly overbearing, nor would they present privacy and overlooking concerns which would adversely impact upon residential or visual amenity. Moreover, refuse management and parking arrangements would be unaffected; pursuant with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1, DM1, SP1, EN19,

T2; Saved Unitary Development Plan Policy DC 1; and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. There were no other issues to raise with the agent and the appropriate conditions have been attached.

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 for Planning Permission Form received by the City Council as local planning authority on 16 September 2020.
- Site Plan and Location Plan, Drawing Number TP 01, received by the City Council as the local planning authority on 16 September 2020.
- Existing Ground and First Floor Plans, Drawing Number TP 02, received by the City Council as the local planning authority on 16 September 2020.
- Existing North Elevation and Existing South Elevation, Drawing Number TP 03, received by the City Council as the local planning authority on 16 September 2020.
- Existing East Elevation and Existing West Elevation, Drawing Number TP 04, received by the City Council as the local planning authority on 16 September 2020.
- Proposed Ground Floor Plan and Proposed First Floor Plan, Drawing Number TP 05, received by the City Council as the local planning authority on 16 September 2020.
- Proposed North Elevation and Proposed South Elevation, Drawing Number TP 06, received by the City Council as the local planning authority on 16 September 2020.
- Proposed East Elevation and Proposed West Elevation, Drawing Number TP 07, received by the City Council as the local planning authority on 16 September 2020.
- Sections, Drawing Number TP 08, received by the City Council as the local planning authority on 16 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 materials used to construct the external elevations of the extension and elevational alterations hereby approved shall match the existing, in terms of colour, type, and method of coursing and pointing and as specified on the approved plans and documents.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of 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 and elevational alterations hereby approved other than those shown on:

- Proposed Ground Floor Plan and Proposed First Floor Plan, Drawing Number TP 05,
- Proposed North Elevation and Proposed South Elevation, Drawing Number TP 06,

- Proposed East Elevation and Proposed West Elevation, Drawing Number TP 07, and
- Sections, Drawing Number TP 08, all received by the City Council as the local planning authority on 16 September 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 replacement window along the ground floor side elevation of the original house and the top half of the proposed door along the side elevation as shown on: Proposed East Elevation and Proposed West Elevation, Drawing Number TP 07, received by the City Council as the local planning authority on 16 September 2020, shall be obscurely 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) 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 resulting dwelling shall be used for any other purpose than Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, 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. For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and 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 policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

69 Milford Drive, Manchester, M19 2RY
44 Milford Drive, Manchester, M19 2RZ
42 Milford Drive, Manchester, M19 2RZ
40 Milford Drive, Manchester, M19 2RZ
73 Milford Drive, Manchester, M19 2RY

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2