

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127552/FH/2020

Date registered valid: 29 July 2020

Proposal: Erection of a single storey rear extension and a hip to gable roof extension, with associated rear dormer, to provide additional living accommodation, following demolition of existing conservatory

Address: 66 Brooklawn Drive, Manchester, M20 3GZ

Ward(s): Didsbury East Ward

Applicant: Mr Andrew Bradley & Mrs Jean Reilly, 66 Brooklawn Drive, Manchester, M20 3GZ

Agent (if any): Mr Erick Cabrera, Adamson Construction, Adamson House, 5-7 Outram road, Cheshire, Dukinfield, SK16 4XE, England

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 September 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: Printed: 30 July 2020 Expired: 20 August 2020

Neighbour notifications: Printed: 30 July 2020 Expired: 20 August 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached brick dwellinghouse with a hipped roof featuring a dormer to the side and rear. The property also features a single storey side extension with internal garage and a conservatory to the rear. The plot includes a front garden with driveway and a rear garden.

Description of area

Brooklawn Drive is residential in nature, characterised by similar two storey semi-detached family dwellinghouses, many of which have been extended or altered. It is located within the Didsbury East ward and benefits from its proximity to Fog Lane Park (to which the rear garden backs onto) and various transport links into the city.

Description of development

The applicant wishes to remove the existing conservatory in order to build a single storey rear extension to match the side extension and remove the dormers in order to construct a hip to gable extension with new rear box dormer, to provide an additional two bedrooms, a bathroom and larger kitchen/diner. Originally this was applied for under a Prior Approval, however the rear extension would adjoin the existing side extension, forming a wraparound which cannot be built under permitted development.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Parks & Events – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2018)

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

Issues

Principle – The principle of building a single storey rear extension and rear box dormer to provide additional living space for a family is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The rear extension, sited south-east of the house, would replace the existing 4.5m conservatory and adjoin the existing side extension, projecting 2.7m to the rear, with a width of 6m, an eaves height of 2.8m and a maximum height of 3.7m. It would be sited along the shared boundary with the adjoining semi. The depth of the ground floor extension accords with that which is stipulated within policy DC1 (3.65m) accords with the height dimensions contained within the GPDO (2015). The proposed rear dormer and hip to gable extension would replace existing (historic) rear and side facing dormer windows. The new dormer would measure 5.9m in width, 1.89m in height and 2.5m in depth, creating an additional 13.94 cubic metres of roof space. There would be a setback from the ridge of 1.4m and a setback from the eaves of 1.2m. The hip to gable roof alteration would extend the ridge by 4.47m, with a height of 3.45 metres and a gable width of 9 metres, creating an additional 23.13 cubic metres of roof space. The overall additional roof space created would have a volume of 37 cubic metres, which is below the threshold for non-terraced houses under permitted development (of 50 cubic metres). Both the rear extension and roof extensions are considered subservient to the main house and appropriately sited and scaled, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The works would be constructed of materials to match the existing house, including red brickwork and red marley modern roof tiles, along with aluminium doors and velux windows. The new gable would be built of brick to match existing, containing a window to the staircase. The rear elevation would feature bedroom and bathroom windows at 2nd floor, a floor to ceiling kitchen window at ground floor and a set of sliding doors opening onto the garden. Similar extensions can be seen at many other houses in the immediate vicinity, as this area has been significantly altered by residential extensions. The rear extension would not be readily from the public highway and therefore would not feature within the street scene

but the hip to gable extension would, however at least 12 other properties have carried out this alteration on this road alone, hence it is not considered to cause further harm to the streetscene or wider area. The proposed materials are to match and the design is to be expected of such development, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor area.

Residential amenity – Due to the siting and scale of these extensions, particularly as they are replacing existing structures,, it is not considered that the works would result in a noticeable loss of daylight, sunlight or privacy for the adjacent occupiers and thus would not cause undue harm to residential amenity. In addition to this, no objections were received from local residents.

Conclusion – The proposals comply with policies DM1, DC1, SP1 and the NPPF, they received no objections and are not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposal is deemed acceptable and development may commence in accordance with the following conditions.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawing numbered '7779', stamped as received by the City Council as Local Planning Authority with the application form on the 24th July 2020.

Reason - To ensure 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 and dormer hereby permitted shall match those specified on the submitted application form and drawings.

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, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Parks & Events

68 Brooklawn Drive, Manchester, M20 3GZ

33 Brooklawn Drive, Manchester, M20 3GY

64 Brooklawn Drive, Manchester, M20 3GZ

62 Brooklawn Drive, Manchester, M20 3GZ

35 Brooklawn Drive, Manchester, M20 3GY

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) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH