MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126740/FH/2020
Date registered valid:	8 June 2020
Proposal:	Erection of single storey side and rear extensions to form additional living accommodation
Address:	22 Morningside Drive, Manchester, M20 5PL
Ward(s):	Didsbury East Ward
Applicant:	MS Wilson, 22 Morningside Drive, Manchester, M20 5PL
Agent (if any):	Mr Steve Mellor, William McCall, The Old Post Room, 34 Chew Vally Road, Saddleworth, OL3 7DA
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: j.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**6th July 2020**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18th of June in addition to photographs submitted by agent with application.

Standard consultations:
Printed: 12 June 2020 Expired: 3 July 2020

Neighbour notifications
Printed: 12 June 2020 Expired: 3 July 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 property that is the subject of this householder planning application is number 22 Morningside Drive. It is located within the Didsbury East ward of Manchester. The property itself is a 2 storey red brick post war semi -detached dwellinghouse, it is in use as single family accommodation.
The property has a bay projection from ground to first floor. There are gardens to the front and rear with a driveway down the side of the property that leads to the rear garden accessed by a pedestrian gate in the fencing. The driveway to the front is accessed from Morningside Drive.

The front boundary is a low level brick wall with coping stone on top. The boundary between the proposal site and the neighbouring properties is Waney lap timber fencing.
There is a free standing brick built garage / store within the rear garden along the boundary with number 24 Morningside Drive, however this is not used to park a vehicle, and is to be demolished to accommodate the proposed extension. There is sufficient space on the driveway to the front of the property to accommodate 1 vehicle in curtilage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area within which the property is located is predominantly residential in nature, comprising of properties of a similar age and style to the proposal site. There are a number of local schools and green spaces in the vicinity, with the property being close to Didsbury District Centre, with the East Didsbury tram and train stations both a short walk away.

Description of development

The proposal is for the erection of a single storey wrap around side and rear extension. It would provide additional living accommodation comprising of downstairs cloaks, pantry, utility room and extended kitchen/ diner. There would be bi fold doors off the kitchen diner that lead out into the rear garden. The dimensions of the extension would be 12.2 metres from the front building line of the existing property along its boundary with number 24 Morningside Drive. It would return along the rear of the property projecting by 4 metres from the rear building line up to the boundary with number 20 Morningside Drive.

The extension down the side would have a mono-pitched roof whilst on the return to the rear this would have a dual pitched roof. There are Velux type roof lights proposed in the roof slope of the extension and there would be a door on the side elevation.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Flood Risk Management- MCC Flood Risk Management - The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

As the proposed development is within Flood Zone 2, floor levels should be set either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level.

This has been emailed to the agent, and an acknowledgement of this received by return from the agent.

Issues

Policy and Issues

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.
- Policy DC1 for Residential Extensions is still considered of relevance.
- 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 EN 19 - Waste Management
- Policy SP1 - Spatial Principles
- The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of the above policies.

Principle - The proposal is for the erection of a wrap -around single storey extension to create additional living accommodation. The host property is a residential property located in a predominantly residential area and as such the principle of extending the property is considered acceptable.

Notwithstanding this, consideration must be given to the extensions siting, scale and massing, design, appearance and to the proposal's impact upon existing levels of residential amenity.

Siting - The proposal would run down the side of the property, returning along the rear. It is single storey, and the properties either side both have extensions on the rear of their property, with number 20 Morningside Drive also having a part single part two storey side extension. as such the location of the proposed extension is considered acceptable in the context of the neighbouring properties.

Design and Appearance - The applicant is seeking to match the materials to the existing property, and a condition to that effect would be attached to any consent granted. The design complements the dwelling house, and it is considered that the extension would be in keeping with the character of the original dwelling house and the surrounding properties. It would also remain subservient to the main dwellinghouse.

The proposal would not affect the residential amenities of the occupiers of neighbouring residential properties, pursuant to policies DC1 and DM1.

Scale and Massing - Given that the proposed extension is single storey, is mono-pitched to the side, and dual pitched to the rear it is considered that the design limits the bulk and massing where it relates closely to the neighbouring boundaries. It is considered acceptable in terms of scale and massing, pursuant to policies DC1 and DM1.

Residential / visual amenity
The dimensions of the single storey side extension would have an overall length of 12.2 metres of which 4 metres would project from the existing rear building line. It would be 1.35 metres wide have a height to eaves of 2.57 and, a maximum height of 2.99 metres. The rear element of the wrap around would project from the rear of the property by 4 metres would be 7.19 metres wide would be 2.57 metres to the eaves and a maximum height of 3.58 metres. There are Velux type roof lights proposed in the roof slopes, and a set of bi fold doors on the rear elevation overlooking the applicants own garden area. There is a door proposed on the side of the side extension, however at this point it only opens out onto the blank gable of the neighbouring properties 2 storey side extension on number 24 Morningside Drive.

There is currently a single storey free standing garage to the rear that is to be demolished to make way for the extension, therefore along the boundary with number 24 Morningside Drive, the rearward projection would be much reduced. In addition the existing extension on the rear of number 24 projects further rearward than the proposed extension on number 22 would.
On the other side the property at number 20 Morningside Drive has a single storey rear extension which projects almost as much from the rear as the proposed extension to number 22 would.

Given the relationship with the neighbouring properties, the additional development on those properties and by the removal of the existing garage at the proposal site it is not considered that the proposed extension would have a detrimental impact in so far as loss of light or privacy is concerned. Nor is it considered to have a detrimental impact upon either the residential or visual amenity currently enjoyed by the neighbouring properties, nor upon the character of the area within which it is located, therefore, the proposal is considered to accord with Policies DC1, DM1 and SP1.

Parking - The driveway would continue to provide off street parking at the front of the property, and accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Refuse bin storage - There would still be sufficient space retained to enable the current refuse arrangements to be maintained.

Conclusion - The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

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 problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with the guidance contained within saved Policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:
03/20/045 1 of 2 existing and proposed floor plans and elevations and 03/20/045 2 of 2 site layout and location plan. Stamped as received 17th April 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 - 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.

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 part of the development 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 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(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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.

5) 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 other than those shown on the approved 'drawing 03/20/045 -existing and proposed floor layouts and elevations dated 17th April 2020.

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

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

41 Morningside Drive, Manchester, M20 5PW
23 Selsey Drive, Manchester, M20 5WW
21 Selsey Drive, Manchester, M20 5WW
43 Morningside Drive, Manchester, M20 5PW
24 Morningside Drive, Manchester, M20 5PL
20 Morningside Drive, Manchester, M20 5PL

Appendix 2 – Planning constraints