

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126717/FH/2020

Date registered valid: 28 April 2020

Proposal: Erection of a first floor side extension together with alterations to roof to increase ridge height, erection of a single storey rear extension to provide additional living accommodation and alterations to garage roof

Address: 53 Cranleigh Drive, Manchester, M33 3PN

Ward(s): Brooklands Ward

Applicant: Mrs Dawn Munton 53 Cranleigh Drive, Sale, M33 3PN

Agent (if any):

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: l.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 June 2020



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: None.
Standard consultations: Printed: 30 April 2020 Expired: 21 May 2020
Neighbour notifications: Printed: 30 April 2020 Expired: 21 May 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a detached inter-war bay-fronted dwelling of brown brick construction surmounted by a pyramid hip roof of red clay tiles.

There is an attached garage on the left-hand side, off road parking for up to 2 cars, access to the rear along both the left and right hand sides and a large rear garden with attached conservatory.

Description of area

The site is situated on the northern side of Cranleigh Drive, east of Brooklands Road in the Brooklands ward. Houses on both sides of the road show some variation in typology with mostly detached houses, some having deep projecting gable roofs supported on brackets, half-round or box bays or catslide roofs. The materials palette is relatively similar to the application site.

The exception to these is a detached dormer bungalow to the left of the site which is finished in white roughcast elevations on a painted brick plinth.

The site is situated in a wider residential setting with Wythenshawe Park 1.4Km to the southeast and Baguley Brook 107 metres to the north beyond Ashstead Road at the rear of the site. This places the site within Flood Zone 3.

Description of development

Erection of a first floor side extension together with alterations to roof to increase ridge height, erection of a single storey rear extension to provide additional living accommodation and alterations to garage roof.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Flood Risk Management – Recommendations:

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 3, floor levels should be set either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level.

Issues

Policy

The following policies are relevant to this application:

- Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- DC1 for Residential Extensions
- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- DM1 - Development Management
- SP1 - Spatial Principles
- EN17 - Flood Risk
- EN19 – Waste
- T2 – Accessible Areas of Need
- The National Planning Policy Framework (NPPF)

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

Principle

The proposal is for the extensions to a residential property to form additional living accommodation for which provision is made in saved UDP policy DC1. It is therefore acceptable in principle subject to satisfactory compliance with those policies in the development plan which relate to residential and visual amenity, parking, bin storage and flood risk.



Residential Amenity

The extensions are considered to have acceptable impacts on residential amenity. The first floor side extension over the garage providing a new en-suite bedroom, has no windows on the side whilst the single storey rear extension which replaces the conservatory, significantly reduces the extent of glazing on all elevations. The patio doors and windows either side are replaced with a single window and roof light above facing the common boundary with the bungalow which is 7 metres away. On the boundary with no.51, only 2 x rooflights are proposed. The window for the

en-suite bathroom faces the rear and will be conditioned on any approval to be obscurely glazed, thus, no new overlooking opportunities will arise from the proposal.

As development is above the garage and faces the roof of the bungalow where a roof light is present, there will be no more overshadowing than currently exists from the gable elevation of the dwelling and no overlooking into this window.

At the rear, the extension sits on the footprint of the conservatory and is designed to the same height (3.2m) and length (4.9m). Although the roof profile is more prominent compared to the conservatory, the relatively small scale in height together with the presence of a single storey extension at the rear of no. 51 close to the common boundary, will mitigate the impacts of the change in roof volume.

On this basis, it is considered that no element of the proposal would give rise to undue overshadowing, loss of light or privacy and that the extensions properly relate to saved UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The design as amended, responds appropriately to the character of the original dwelling and the street scene.

The proposed first floor side extension providing additional bedroom and en-suite space sits on the footprint of the garage which is 2.8 metres in width. It has been set back 1 metre off the front elevation to maintain a sense of subservience. This is sufficient given the dwelling is detached retaining the existing 1.4 metre gap at the side and the fact the adjacent dwelling on this side is a bungalow with hipped roof.

The roof ridge, originally a pyramid hip, has been increased in height by 20cm to create a true hip which is necessary to achieve the spread over the extension. This adds some volume to the appearance of the roof but is acceptable as there is enough variation within the street scene, including the bungalow, for it to not appear incongruous.

The rear extension will not be visible within the public domain but is nonetheless designed to fit the aesthetic of the original dwelling. This and the side extension will be enhanced by being constructed of materials which are proposed to match the existing. This will be managed on condition of any approval.

Bin storage

On completion of the proposal, the occupiers would continue to enjoy the same level of access to the rear to store and manoeuvre bins, thus there is no loss of amenity space or risk of bins being stored at the front to the detriment of the street scene. The proposal therefore properly relates to Core Strategy policy EN19.

Parking

Parking is impacted by the proposal to some extent with the partial internal reconfiguration of the rear section of garage re-appropriated for the extended kitchen and dining space.

It is not understood whether the garage is currently used for parking as all of the front garden area, save for a shrub border, is currently block paved and capable of accommodating a maximum of 2 cars. This arrangement is unaffected by the proposal so the loss is not significant enough to warrant any amendment or refusal of the proposal. Additional parking on street is also available and unrestricted in this location. On this basis, the proposal is considered to relate properly to Core Strategy policy T2.

Flood Risk

The application identifies the site as within Flood Zone 2 but has been assessed by the FRM team within MCC who place it within Zone 3 on account of proximity to Baguley Brook further north.

The zoning category identified by the FRM team requires that the extension, at the rear, be sited no lower than 300mm above ground level. The Flood Risk Assessment which accompanies the application confirms the extension will be built to the current height above ground level which is 340mm. This is therefore acceptable and would meet with the current guidance on flood risk protection within Core Strategy policy EN17.

The application proposes further flood protection measures be introduced which includes:

- External and internal walls to be constructed from moisture resistant masonry
- Cavity wall insulation to be non-absorbent material
- Floor construction to be concrete
- Internal wall finish to be plasterboard on dabs laid horizontally
- External doors to be aluminium or Upvc
- All new electrical sockets and switches to be minimum 500mm above finished floor level
- Consideration will be given to protecting the existing property

Conclusion

It is considered that the proposal will not give rise to undue overshadowing, overlooking or loss of light or privacy and that the extension relates appropriately to the original dwelling and with adequate arrangements for car parking, bin storage and flood risk mitigation, in accordance with saved policy DC1 of the development plan and policies SP1, DM1, EN17, EN19 and T2 of the Core Strategy.

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 the delegated report. The proposed extension raised

no objections on consultation but was subject to an amendment to set back the first floor off the front elevation to enable the extension to be read as subservient to the main dwelling.

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:

The Householder Application form received on the 15 April 2020
Flood Risk Assessment provided by the applicant on the 18 April 2020
Revised drawing numbered: PP.001 Rev A received by email from the applicant on the 28 May 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4) Before first occupation of the extensions hereby approved, the first floor bathroom window on the extended rear elevation shown on amended drawing No. PP.001 Rev A received on the 28 May 2020, 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 property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

1 Woodlands Drive, Manchester, M33 3PQ
55 Cranleigh Drive, Manchester, M33 3PN
36 Ashstead Road, Manchester, M33 3PX
51 Cranleigh Drive, Manchester, M33 3PN
40 Ashstead Road, Manchester, M33 3PX
38 Ashstead Road, Manchester, M33 3PX

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH