MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Unable to gain access to rear - arranged visit - 2/10/13 @ 12.30pm

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mrs Tahira Sohail
21 Sarnesfield Close
Gorton
Manchester
M12 4PZ

Agent (if used)

Ms Dawn Cooper
DaC Design
62 Demesne Road
Manchester
M16 8PJJ

Part 1 – Particulars of the application/development

Proposal: Erection of a two storey side extension, a single storey rear extension and new roof dormer to the rear to form additional living accommodation

Location: 21 Sarnesfield Close, Gorton, Manchester, M12 4PZ

Date of application: 27 August 2013

Application number: 103372/FH/2013/N2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 31 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.

Condition(s) attached to this decision

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: site location plan drawing no. P01 received 16 August 2013, plans as existing drawing no. P02 received 16 August 2013, elevations as existing drawing no. P04 received 16 August 2013, plans and sections as existing drawing no. P03 received 16 August 2013, plans as proposed drawing no. P05c received 11 October 2013, elevations as proposed drawing no. P07d received 11

October 2013 and plan and sections as proposed drawing no. P06c received 11 October 2013.

Reason - To ensure that the development is carried out in accordance with the approved plans, 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.

3) The external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

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 submitted plans, the permission hereby granted does not allow for any windows or openings in the side elevations of the extension facing no.23 and 19 Sarnesfield Close and no future windows shall be installed in any of the side elevations without the prior consent of the City Councils, Local Planning Authority.

Reason - To safeguard the privacy and amenities of occupiers of adjoining residential properties, pursuant to saved policy DC1 of the Manchester City Councils Unitary Development Plan and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Informatives

This decision relates to the extension or improvement of an existing dwellinghouse, falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and does not infer or imply approval for the use of the property for any other purpose.

Manchester City Council has made an Article 4 Direction to remove permitted development rights that allow for a change of use from Class C3 - *Dwellinghouses* to Class C4 - *House in Multiple Occupation*. This means that from 8 October 2011, planning permission is required for a change of use from a Dwellinghouse to a House in Multiple Occupation. Further information regarding the Article 4 direction can be found on Manchester City Council's website:

www.manchester.gov.uk/info/200074/planning/4847/article_4_direction

If you intend to use the property to which this decision relates for any purpose other than a dwellinghouse, you should first contact Manchester City Council's Planning Service. Failure to obtain any necessary planning permission prior to carrying out a material change of use or physical development could result in enforcement action being taken, which can have serious implications.

This permission does not grant approval under Building Regulations.

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 16 October 2013

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A – Standing Advice Regarding Coalfield Area

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.
Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

Application Number	Date of Appln	Ward
103372/FH/2013/N2	27th Aug 2013	Gorton North Ward

Proposal Erection of a two storey side extension, a single storey rear extension and new roof dormer to the rear to form additional living accommodation

Location 21 Sarnesfield Close, Gorton, Manchester, M12 4PZ

Applicant Mrs Tahira Sohail , 21 Sarnesfield Close, Gorton, Manchester, M12 4PZ,

Agent Ms Dawn Cooper, DaC Design, 62 Demesne Road, Manchester, M16 8PJJ

Description

21 Sarnesfield Close is a semi detached property within a row of similar semi-detached properties within a cul-de-sac. The property is situated within a predominantly residential area of Gorton. The property benefits from a small garden area to the front with off street car parking space and ample sized garden to the rear, existing small rear extension and timber boundary screening.

The submitted application is for the erection of a two storey side extension, a single storey rear extension and new roof dormer to the rear to form additional living accommodation.

Consultations

Local Residents - No comments received

POLICIES

UNITARY DEVELOPMENT PLAN SAVED POLICIES

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

a. They are not excessively large or bulky (for example resulting in structures buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

a) rearward extensions greater than 3.65m (12ft) in length
b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway

c) 2 storey extensions to terraced properties which occupy the full width of the house
d) flat roofed extensions to bungalows
e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance)

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:

a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved

As a guide and without prejudice to the generality of this policy, the council will normally permit 2 storey house extensions which, when built, would leave a minimum of 1.52m (5ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

National Planning Policy Framework

Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

- An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and
- An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;

- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)
Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

ISSUES

RESIDENTIAL/VISUAL AMENITY

The submitted application is for the erection of a two storey side extension, a single storey rear extension and new roof dormer to the rear to form additional living accommodation.

The proposed 2 storey side extension at ground floor level accommodates a study, WC and utility area which runs the full length of the house, the first floor level accommodates 2 additional bedrooms with bathroom and the single storey rear extension which runs the full width of the property accommodates a new kitchen and family room. A full width rear dormer is also proposed which will accommodate master bedroom with en-suite and home office. The proposed extension is set upon the common boundaries with both neighbours no. 23 and 19 Sarnesfield Close. The relevant certificate (B) and notice have been served upon the adjoining owners/occupiers.

Having assessed the proposal, concerns are raised with regards to the submitted scheme, and the extension currently proposed is considered to be unacceptable:-

- The proposed extensions, in terms of its scale, bulk, design, size and its relationship to the original house appears to create a detrimental impact in terms of residential and visual amenity.
- The proposed 2 storey side extension at ground floor level to be set back by 1.0m and the first floor element set back by 1.5m from the front elevation, in order to create a good visual relationship. This will allow the extension to be subservient and maintain its character with the original house and surrounding properties.
- Lower the roof line of the proposed 2 storey side extension, this will allow the extension to be subservient.
- Re-consider the roof design of the proposed single storey rear extension, as currently you are proposing part pitch and part flat which does not appear to be visually in keeping with the overall design and character of the original property.

- o Your drawing P07a appears to show a large rear dormer, which is set slightly above the existing roof ridge, you would be required to set this below the existing roof ridge.
- o The proposed large glazing/doors in the rear dormer do not appear to be in keeping in terms of visual amenity with the overall dormer design, please can you re-consider the window fenestration in the front elevation of the proposed rear dormer.

Revised plans have been received (2/10/13) which show a set back at ground and first floor level, roof ridge lowered, the single storey rear extension roof runs as a single pitched roof, reduced dormer but stepped due to the new roof design. However, concerns are still raised with regards to the revised rear dormer, in terms of the overall bulk, scale, size, mass and design. The flat roof dormer does not appear to be visually in keeping with the overall design and character of the original property, immediate vicinity and overlooking a main road along the rear. The agent has been advised to further reduce the rear dormer and consider a pitched roof.

Further revised plans have been received (11/10/13) which now show a reduced flat roof dormer, which is in keeping with the roof design and the original property, 0.3m setback at ground floor level and 1.3m setback at first floor level from the front elevation of the original property and a pitched roof of the first floor rear element of the extension. The proposed extension now appears to be subservient and do not create any detrimental impact upon the existing property or the neighbouring properties.

The existing rear conservatory will be demolished and replaced with the proposed single storey rear extension, which projects 2.9m, and complies with the City Councils policy DC1.3(a), therefore no issues in relation to the rearward projection and adequate garden area retained to the rear.

No windows or openings have been proposed in the side elevations of the proposed extension, a condition shall be applied to any approval restricting windows and openings in order to protect the neighbouring properties in terms of any potential privacy and overlooking issues. Windows have been proposed in the rear elevation of the extension; however overlook the rear garden area, timber boundary fencing and main road along the southern curtilage of the site.

The orientation of the property no.21 Samesfield Close has a north east facing front elevation and south east facing rear elevation and garden area. In terms of loss of light and overshadowing the proposed extension poses no unduly detrimental impact upon the adjoining property in terms of residential amenity. The properties within this particular cul-de-sac do not follow a strong building line and appear to be staggered, for example no.21 and 23 are set slightly forward than no.17 and 19, and therefore the overall impact of the proposed extension will create no visual or residential amenity upon the adjoining occupiers.

Overall the proposed extensions are considered to be subservient to the existing property and therefore do not create any significant impact in terms of visual and residential amenity within the character of the general area.

DESIGN & APPEARANCE
The proposed extensions are in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

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 the 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 Head 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 approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation

Article 31 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.

Conditions to be attached to the decision

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: site location plan drawing no. P01 received 16 August 2013, plans as existing drawing no. P02 received 16 August 2013, elevations as existing drawing no. P04 received 16 August 2013, plans and sections as existing drawing no. P03 received 16 August 2013, plans as proposed drawing no. P05c received 11 October 2013, elevations as proposed drawing no. P07d received 11 October 2013 and plan and sections as proposed drawing no. P06c received 11 October 2013.

Reason - To ensure that the development is carried out in accordance with the approved plans, 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.

3) The external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

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 submitted plans, the permission hereby granted does not allow for any windows or openings in the side elevations of the extension facing no.23 and 19 Sarnesfield Close and no future windows shall be installed in any of the side elevations without the prior consent of the City Councils, Local Planning Authority.

Reason - To safeguard the privacy and amenities of occupiers of adjoining residential properties, pursuant to saved policy DC1 of the Manchester City Councils Unitary Development Plan and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 103372/FH/2013/N2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Kirkley Residential Home, 2 Albert Grove, Manchester, M12 4WB
11 Sarnesfield Close, Manchester, M12 4PZ
17 Sarnesfield Close, Manchester, M12 4PZ
19 Sarnesfield Close, Manchester, M12 4PZ
21 Sarnesfield Close, Manchester, M12 4PZ
23 Sarnesfield Close, Manchester, M12 4PZ
25 Sarnesfield Close, Manchester, M12 4PZ
26 Sarnesfield Close, Manchester, M12 4PZ
27 Sarnesfield Close, Manchester, M12 4PZ
28 Sarnesfield Close, Manchester, M12 4PZ
9 Sarnesfield Close, Manchester, M12 4PZ
94 Kirkmanshulme Lane, Manchester, M12 4WB
96 Kirkmanshulme Lane, Manchester, M12 4WB
11A Sarnesfield Close, Manchester, M12 4PZ

Representations were received from the following third parties:

Relevant Contact Officer : Nasira Farooq
Telephone number : 0161 234 4165
Email : n.farooq2@manchester.gov.uk

SITE VISIT NOTES :

DATE: ~~19/9/13~~ 2/10/13

APPLICATION NUMBER : 103372/FH/2013/N2

ADDRESS : 21 Sarnesfield Close, Gorton

NEIGHBOUR CONSULTATIONS CARRIED OUT CORRECTLY?

Yes

VISUAL AMENITY/IMPACT ON CHARACTER OF AREA

RESIDENTIAL AMENITY (OVERLOOKING/LOSS OF LIGHT ETC)

LOSS OF TREES/IMPACT ON LANDSCAPING

CRIME AND SAFETY

CAR PARKING/ACCESS

DISABLED ACCESS

ANY OTHER ISSUES

* Boundary fences along rear
* cul-de-sac
* Semi-detached property
* Open plan estate/garden areas
* Front porch
* Off street car parking - detached garage

Unable to gain access to rear

* Small conservatory to rear
* Kitchen/dining room to rear
* Garden area to rear.

2/10/2013
Arranged site visit
@ 12.30 - 12.45pm

10 3372/FH/2013/N2

CHECKLIST

To be completed before sign off

PRE-APPLICATION DISCUSSION: No

1. TREES

Number of existing trees:

Trees to be removed:

Number of replacement trees:

2. SUSTAINABILITY

Bream rating:

Will Secure by Design be achieved

3. ACCESS

Df2 compliant:

Access issue addressed:

4. DESIGN

Architectural changes:

Urban Design changes:

5. NEGOTIATION (Tick area improvements made)

1. Access		2. Landscaping		3. Sustainability	
4. Security		5. Amenity		6. Other (Please specify)	

6. ENFORCEMENT Issue: No

Please complete Enforcement pro forma and pass to Enforcement Team (Retain copy for file)

Signature..... Date..14/10/13.....

ProForma – HOUSEHOLDER + MINOR

CONDITION:

Case Officer:

Date request received:

Target date:

Consultation:

Date:

Response Received:

Response Issued:

RECORD OF CONDITION DISCHARGE

PLANNING REFERENCE NO: _____

OFFICER: _____

	CONDITION	Date Information Recieved	Date Discharged
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

COPIES TO ENFORCEMENT TEAM ☐ (Tick)

DATE: .....

MANCHESTER CITY COUNCIL

Confirmation of neighbour notifications, consultation letters, site notice and adverts for application 103372/FH/2013/N2

Standard Consults

No standard consults have been printed and sent.

Neighbour notifications

Date Printed: 13 September 2013 **Date of Expiry:** 4 October 2013

Site Notice

No site notice has been produced.

Press Advert

No press advert has been produced and published.

MANCHESTER
CITY COUNCIL

Planning
Nasira Farooq
Telephone: 0161 234 4165
n.farooq2@manchester.gov.uk
Level 6 Town Hall Extension
P O Box 532 Manchester M60 2LA

The Owner/Occupier
Kirkley Residential Home
2 Albert Grove
Manchester
M12 4WB

Date: 13 September 2013

Dear Sir/Madam,

This letter is to let you know about the following planning application:

Application number: 103372/FH/2013/N2
Description: Proposed erection of a two storey side extension, a single storey rear extension and new roof dormer to the rear
Location: 21 Sarnesfield Close, Gorton, Manchester, M12 4PZ

Information regarding this planning application can be viewed and commented on via the City Council's website at www.manchester.gov.uk/planning/publicaccess. Alternatively, details can be viewed using the online planning system at City Library, Elliot House, 151 Deansgate M3 3WD or any other library during opening hours.

If you have any comments to make, please write to me by **4 October 2013**. There are notes on the back of this letter that may help you decide what you want to say. All replies are carefully considered before any decision is made. As this is a householder application, in the event of an appeal against a refusal of planning permission, which will be dealt with on the basis of representations in writing, any comments made about this application will be sent to the Secretary of State and there will be no further opportunity to comment at the appeal stage.
Many decisions are taken by me on the Council's behalf. The others are taken by the Planning & Highways Committee, and you may attend their meetings and speak if you wish. If you contact the office, you can find out what will happen in this case and get any other information you need.

Please note any comments you make will be placed on a publicly available case file and will be summarised in reports that will be available on the Council's website. Your personal details will not be included in these reports. If you wish to see the planner dealing with the application, which in this case is **Nasira Farooq**, you are advised to make a prior appointment. I will not usually acknowledge receipt of your comments. You can use the Public Access system to track the progress of this application and find out the decision.

Yours faithfully,

Julie Roscoe
Head of Planning

NEW PLANNING APPLICATION PROFORMA

INVALID
NO FLOOD
NO CONTAM
NO CON AN
VALID

Application Reference: 103372/FH/2013

Planning Portal Reference: PP-02833354

Site Address: 21 Sarnesfield Close, Gorton, Manchester, M12 4PZ

Date Received: 16 August 2013

REGISTER ? **YES** ☑ **NO** ☑

From which date is the application valid? 27/08/13

Please ensure you have completed the EIA questions within Uniform

Title/Description – any changes required?
~~2 storey side extension with single storey rear extension and rear roof dormer.~~

Further Information Required
£172 card online

Consults Identified ? **YES** ☑ **NO** ☐ (see separate sheet)

Date to Team 16-8-2013

Date Returned to TST 19-8-2013 28/8/13

Case Officer

FOR TST USE ONLY
Action Needed: * see note 27/8

* TST 28/8 – new plan from 27/8 P07a must be printed off at A3 size for application file to ensure correct scale. Thanks *.

MANCHESTER CITY COUNCIL AREA TEAM
CONSULTATIONS OF PLANNING APPLICATION

Location: 21 Sarnesfield Close **Application No:** 103372/FH/2013

Advertising: ~~YES~~ (NO) Sent ..... Adv ..... Exp ..... Site Notice: ~~YES~~ (NO)

Code: CAA CON DEP ENV LBA LBC LBD LPA MAJ PI (Public Interest) RTW

Consultee	Code	✓	State plans / documents to be sent	Sent	Check
Neighbours		✓	No of blank copies required		
Internal Consultees (I)					
Highway Services	IHGHSV		**Via Email**		
Corporate Property	ICPROP				
Environmental Health	IENVH				
Contaminated Land	ICLAND				
Housing	IHOUSE				
Ward Coordinator			Specify ward		
Neighbourhood Serv–Trees	ITREE				
E & O – Refuse / Sustainability	IREFS		**Letter Only**		
Special Needs Consultees	ISHOUS				
Regeneration Team **Letter only**	(select)		**City** (ICITYR) / **NEM** (INEM) / **North** (INMR); **South – South SRF Area** (ISMR) / **South – Central SRF Area** (ISMRC); **Wythenshawe** (IWRT)		
Other Internal (please specify)					
Statutory Consultees (S)					
English Heritage	SEHNW		**Via Email**		
Environment Agency	SENV		**Via Email**		
Big Six					
CABE	SCABE				
Transport for Greater M/cr	STFGM		**Letter Only**		
Canal & River Trust	SWATCA		**Via Email**		
Greater Manchester Police	SGMP		**Via Email**		
Greater Manchester Archaeological Advisory Service	SGMAU		**Via Email**		
Other Statutory (please specify)					
Interested Parties (P)					
GM Ecology	P0ECOL				
Civic Societies (please specify)					
Other Interested Parties (please specify)					
Residents Groups / Associations (R)					
Please specify					
Government Departments / Bodies (G)					
Please specify					

For Technical Support Use: Check

Neighbours Consults Completed	Yes	✓	Not Required		Officer Completing
Statutory Consults Completed	Yes		Not Required	✓	Sue
Advert Completed	Yes		Not Required	✓	Date 13/9

Julie Roscoe
Head of Planning

MANCHESTER CITY COUNCIL



© Crown copyright and database rights 2012. Ordnance Survey 100019568

Date plan produced: 16-Aug-13



















Nasira Farooq/Chief.Executives/M
CC

23/09/2013 11:38

To dawn cooper <dawnacoop@gmail.com>
cc
bcc
Subject RE: 21 SARNESFIELD CLOSE, GORTON, MANCHESTER

Hi Dawn,

RE: 21 SARNESFIELD CLOSE, GORTON, MANCHESTER
APP NO: 103372/FH/2013/N2

Further to your email, I undertook a site visit last week, however I was unable to gain access to the rear of the site, therefore I need to arrange a further visit with the applicant. However having assessed the proposal, concerns are raised with regards to the submitted scheme, and the extension currently proposed is considered to be unacceptable and therefore, recommend the scheme to be revised to the following: -

- The proposed extensions, in terms of its scale, bulk, design, size and its relationship to the original house appears to create a detrimental impact in terms of residential and visual amenity.
- The proposed 2 storey side extension at ground floor level to be set back by 1.0m and the first floor element set back by 1.5m from the front elevation, in order to create a good visual relationship. This will allow the extension to be subservient and maintain its character with the original house and surrounding properties.
- Lower the roof line of the proposed 2 storey side extension, this will allow the extension to be subservient.
- Re-consider the roof design of the proposed single storey rear extension, as currently you are proposing part pitch and part flat which does not appear to be visually in keeping with the overall design and character of the original property.
- Your drawing P07a appears to show a large rear dormer, which is set slightly above the existing roof ridge, you would be required to set this below the existing roof ridge.
- The proposed large glazing/doors in the rear dormer do not appear to be in keeping in terms of visual amenity with the overall dormer design, please can you re-consider the window fenestration in the front elevation of the proposed rear dormer.

Please can you forward revised drawings showing the above as soon as possible. If the requested drawings are not received, then this application will be determined on the basis of the submitted scheme.

The advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation, which may be made to the Council or any formal decision by the Council.

Should you require any further information or assistance, please do not hesitate to contact me directly.

Regards

Mrs. Nasira Farooq
Planning Technician
Development Management North
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.Box 532
M60 2LA

Tel: 0161 234 4165
Email: n.farooq2@manchester.gov.uk
http://www.manchester.gov.uk

Jackie Armstrong/Chief.Executives/MCC
27/08/2013 12:09

To Sue Killeen/Chief.Executives/MCC@MCC
cc
bcc
Subject Fw: App No. 103372/FH/2013 21 Sarnsfield Close

To print, upload and match please
Thanks
Jackie Armstrong
Technical Support Team Manager
Technical Support Team
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester M60 2LA
External Tel : 0161 234 4081
Internal Tel: 800 4081
Fax : 0161 274 7000
e-mail : j.armstrong@manchester.gov.uk
http://www.manchester.gov.uk
—— Forwarded by Jackie Armstrong/Chief.Executives/MCC on 27/08/2013 12:09 ——



dawn cooper <dawnacoop@gmail .com>
27/08/2013 11:57

To planning.tst@manchester.gov.uk
cc
Subject App No. 103372/FH/2013 21 Sarnsfield Close

Dear Sir/Madam
Further to my recent application and your request for additional information, please see attached the side elevation to 23 Sarnesfield Close added to drawing P07a - Proposed Elevations.
Hopefully the application can now be processed.
Yours faithfully
Dawn Cooper
DaC Design



P07a- Elevations as proposed.JPG

MANCHESTER
CITY COUNCIL

Technical Support Team
Planning

Telephone: 0161 234 4516
Planning.tst@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Ms Dawn Cooper
DaC Design
62 Demesne Rd
Manchester
M16 8PJj

Date: 19 August 2013

Dear Sir/Madam,

Application number: 103372/FH/2013
Proposal: 2 storey side extension with single storey rear extension and rear roof dormer.
Location: 21 Sarnesfield Close, Gorton, Manchester, M12 4PZ

Following your recent planning application submission, I am unable to progress your proposal as the application is invalid or incomplete for the following reason(s):

1) Drawing required showing side elevation adjacent to boundary with 23 Sarnesfield Close.

I am therefore holding your application and if you wish to discuss the information required members of my staff will be pleased to assist.

Please return any documents/information required to the Technical Support Team, Planning at the above address. If we have not heard from you within 10 working days we will return your application.

Yours faithfully,

Julie Roscoe
Head of Planning

<support@planningportal .gov.uk>
16/08/2013 10:01

To <planning.tst@manchester.gov.uk>
cc
bcc
Subject UNI-form Planning Portal Connector: New UNI-form DC Application created (UNI-form Ref: 103372/FH/2013)

A new UNI-form Planning Application has been created by the Planning Portal Connector.

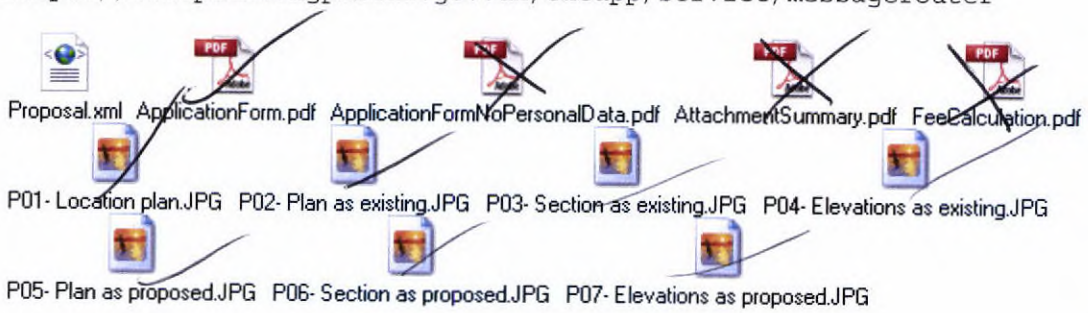
The files returned by the Planning Portal for this application have been attached so they may be manually added to your document management system.

Portal Proposal Reference Number: PP-02833354
UNI-form Reference Number: 103372/FH/2013
Application Proposal: 2 storey side extension with single storey rear extension and rear roof dormer.
Address: 21 Sarnesfield Close Manchester M12 4PZ
When Created: 16/08/2013 00:00:00
The following database fields were truncated during processing:-
Agent's Application Reference

Message sent from host name MCC001M121 by user SYSTEM at 16/08/2013 10:01:25.

You have been sent this message because your address is defined as a contact address in the UNI-form Planning Portal Connector configuration. Contact your UNI-form systems administrator is you no longer wish to receive this message.

Connector is using the Planning Portal web service at the URI: https://www.planningportal.gov.uk/oneapp/servlet/messagerouter



Uploaded to Uniform 16/8/13

PLANNING AND BUILDING CONTROL
16 AUG 2013

MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mrs | First name: Tahira | Surname: Sohail

Company name:

Street address: 21 Sarnesfield Close

Town/City: Manchester

County:

Country:

Postcode: M12 4PZ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:		07789400512	
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

20524 EM-00

2. Agent Name, Address and Contact Details

Title: Ms | First Name: Dawn | Surname: Cooper

Company name: DaC Design

Street address: 62 Demesne rd

Town/City: Manchester

County:

Country:

Postcode: m16 8pj

	Country Code	National Number	Extension Number
Telephone number:	0161	425 3934	
Mobile number:		0776 452 3545	
Fax number:			

Email address: dawnacoop@gmail.com

3. Description of Proposed Works

Please describe the proposed works:

2 storey side extension with single storey rear extension and rear roof dormer.

Has the work already been started without planning permission? ( ) Yes (•) No

PLANNING AND BUILDING CONTROL
16 AUG 2013

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	21
Suffix:	
House name:	
Street address:	Sarnesfield Close
Town/City:	Manchester
County:	
Postcode:	M12 4PZ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	387027
Northing:	395934

Description:

Semi detatched 2 storey brick built dwelling

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ○ Yes ◉ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

8. Parking

Will the proposed works affect existing car parking arrangements? ◉ Yes ○ No

If Yes, please describe:

Current parking space to side of the house, proposed parking space to front forcourt of the house.

9. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Mixed red clay facing brickwork.

Description of *proposed* materials and finishes:

Matching clay brickwork

11. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Double Roman antique brown concrete interlocking roof tile.

Description of *proposed* materials and finishes:

To match existing. Part flat roof to rear to be roll jointed lead effect metal roof covering.

Windows - description:

Description of *existing* materials and finishes:

Upvc double glazed windows, with timber effect finish.

Description of *proposed* materials and finishes:

To match existing. Roof lights to be Velux style.

Doors - description:

Description of *existing* materials and finishes:

Front door, Painted hardwood panel door and frame.
Rear door Upvc Patio doors.

Description of *proposed* materials and finishes:

New Upvc double glazed patio doors as indicated on elevations.

[redacted]ndary treatments - description:

[redacted]cription of *existing* materials and finishes:

Existing timber lathed panel fencing 1.8m high. To rear.
Front no boundary treatments.

Description of *proposed* materials and finishes:

As [redacted]ng.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Double row of concrete paving slabs.

Description of *proposed* materials and finishes:

New block pavior forecourt to the front garden area.

Lighting - add description

Description of *existing* materials and finishes:

Carriage light to front door.

Description of *proposed* materials and finishes:

New lighting in extension to be LED light fittings, with external proximity light to front door and rear kitchen door.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

A3 Drawings P01 - P07

12. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I ce[redacted]The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant				Date notice served
Name	Occupier - Mr David ?			15/08/2013
Number:	19	Suffix:		
Street:	Sarnsfield Close			
Locality:	Manchester			
Town:				
Postcode:	M12 4PZ			
Name	Mr and Mrs Shah			15/08/2013
Number:	23	Suffix:		
Street:	Sarnsfield Close			
Locality:	Manchester			
Town:				
Postcode:	M12 4PZ			

12. Certificates (Certificate B - continued)

Title: Ms | First name: Dawn | Surname: Cooper

Person role: Agent | Declaration date: 16/08/2013 | ☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 16/08/2013

LOCATION PLAN 1:1250 @ A4





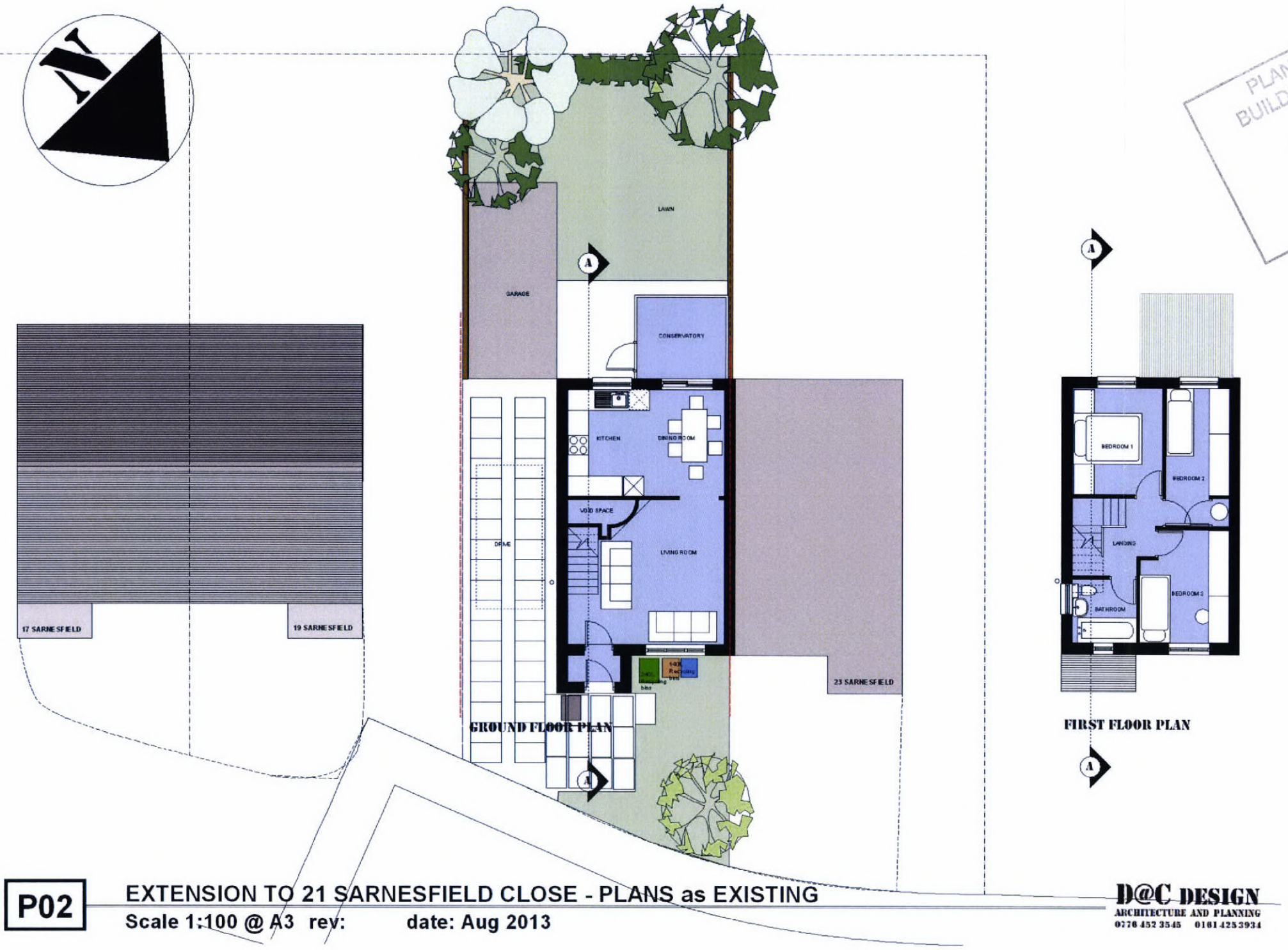
PLANNING AND
BUILDING CONTROL
16 AUG 2013

P01

21 SARNSFIELD CLOSE - LOCATION PLAN

Scale 1:1250 @ A4 Drawn: August 2013

D@C DESIGN
ARCHITECTURE AND PLANNING
0770 452 3545 0161 425 3934



PLANNING AND BUILDING CONTROL
16 AUG 2013

P02 EXTENSION TO 21 SARNESFIELD CLOSE - PLANS as EXISTING

Scale 1:100 @ A3 rev: date: Aug 2013

D@C DESIGN
ARCHITECTURE AND PLANNING
0776 452 3545 0161 425 3934



N-E ELEVATION TO SARNSFIELD

FINISHES AS EXISTING

WALLS: Facing brickwork - mixed red clay wirecut, dragfaced.
ROOF: Antique brown, double roman concrete interlocking tile to double pitched gable ended roof. Pitch 30'
Fascia, soffits and eaves in painted softwood profiles in brown.

RWGS: Brown Upvc guttering, down pipes and soil pipes.
DOORS: Upvc Double glazed sliding patio doors to rear and Painted hardwood panel front door.
WINDOWS: Existing double glazed Upvc windows. Timber effect finish.

PLANNING AND BUILDING CONTROL
16 AUG 2013



S-W ELEVATION TO REAR GARDEN

S-E ELEVATION TO SIDE

P04

EXTENSION TO 21 SARNESFIELD CLOSE - ELEVATIONS as EXISTING

Scale 1:100 @ A3 rev: date: Aug 2013

D@C DESIGN
ARCHITECTURE AND PLANNING
0778 452 3545 0161 425 3934



CONTEXT



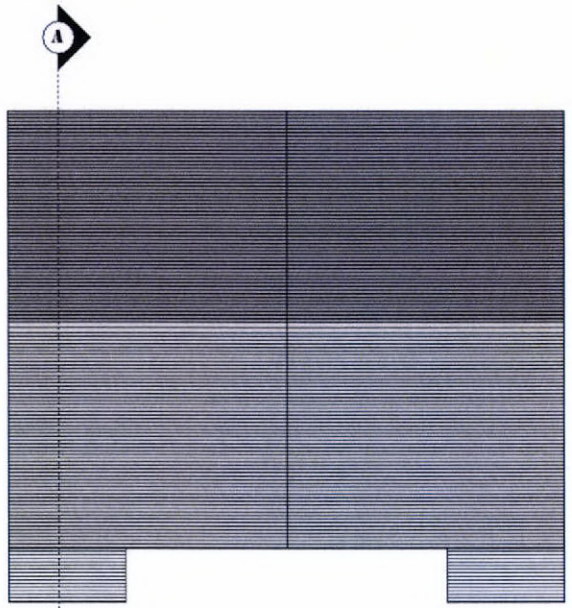
FRONT VIEW



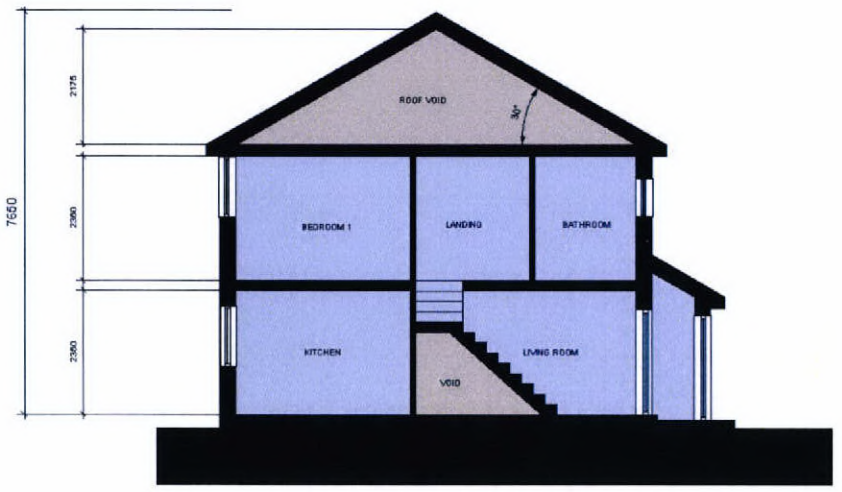
SIDE VIEW



REAR VIEW



ROOF PLAN



SECTION A - A

PLANNING AND BUILDING CONTROL
16 AUG 2013

P03 EXTENSION TO 21 SARNESFIELD CLOSE - PLANS & SECTION as EXISTING

Scale 1:100 @ A3 rev: date: Aug 2013

D@C DESIGN
ARCHITECTURE AND PLANNING
0776 452 3545 0161 425 3934

Revised Plans
11/10/13



dawn cooper
<dawnacoop@gmail.com>
11/10/2013 16:09

To n.farooq2@manchester.gov.uk
cc
bcc
Subject Re: 21 SARNESFIELD CLOSE, GORTON, MANCHESTER

Dear Nasira
Further to our telephone conversation today, following my earlier email, please see attached revised drawings (P05c,6c & 7d) showing the ground floor study set back to be in line with the neighbours porch, at 19, and the canopy roof removed, as requested.
Hopefully this will now allow the application to be now recommended for approval.
Regards
Dawn Cooper

On 11 October 2013 11:11, dawn cooper <dawnacoop@gmail.com> wrote:

Dear Nasira
Further to yesterdays emails, please see attached revised elevations and sections P0 5b,6b and 7c, for your consideration. Having discussed these with Mrs Sohail, she is happy to set back the first floor and the the roof ridge, reduce the dormer to the roof space and have a pitched roof on the first floor bedroom as your suggestions, but would like to have the ground floor level with the house and have the roof of the porch wrap around the corner, as per the photos she sent you. This I feel gives the extension the articulation and subservience requested.
The rear dormer has been reduced in length to cover just the existing house, reducing its impact significantly.
Hopefully these amendments are acceptable and allow the application to be progressed for approval.
As I mentioned yesterday these attachments are to scale if printed at A3, but I have added extra dimensions to show ridge heights and setbacks etc as noted.
Please let me know if you need any further dimensions.
Regards
Dawn Cooper
DaC Design
0776 452 3545

On 10 October 2013 11:23, <n.farooq2@manchester.gov.uk> wrote:

Hi Dawn,

RE: 21 SARNESFIELD CLOSE, GORTON, MANCHESTER
APP NO: 103372/FH/2013/N2

Further to your email and revised plans dated and received 2 October 2013 relating to the above submitted planning application. The applicant Mrs. Tahira Sohail has contacted myself last week regarding the revised plans and other extensions within the area. The applicant has made me aware that she is

unhappy with the revised plans you have submitted, I have made her aware that she needs to speak with yourself and discuss any further revisions to the scheme which then can be forwarded onto myself for assessment.

In terms of the revised plans submitted and dated 2/10/13, I have had the opportunity to discuss the proposal with my Group Manager, Derek Jones and raise the following points: -

- The setback proposed at ground and first floor appears to be acceptable, however you are required to provide accurate scaled drawings or dimensions showing what the setback is at each of the floors.
- Proposed rear ground floor extension appears to be acceptable, however unable to scale the drawings in terms of the overall rearward projection.
- Concerns are still raised with regards to the revised rear dormer, in terms of bulk, scale, size, mass and design. The flat roof dormer does not appear to be visually in keeping with the overall design and character of the original property, immediate vicinity and overlooking a main road along the rear. You are therefore advised to further reduce the rear dormer and consider a pitched roof.
- As advised previously, your revised plans do not appear to be to scale (1:100 at A3). Please can you amend accordingly and provide accurately scaled drawings.

Please can you forward revised drawings showing the above as soon as possible. If the requested drawings are not received, then this application will be determined on the basis of the submitted scheme.

The advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation, which may be made to the Council or any formal decision by the Council.

Should you require any further information or assistance, please do not hesitate to contact me directly.

Regards

Mrs. Nasira Farooq
Planning Technician
Development Management North
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.Box 532
M60 2LA

Tel: 0161 234 4165
Email: n.farooq2@manchester.gov.uk
http://www.manchester.gov.uk

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. The full text of the Council's email disclaimer is available at http://www.manchester.gov.uk/emaildisclaimer.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

Please contact internet.administrators@manchester.gov.uk with any queries.

****


P07d- Elevations as proposed.JPG


P06c- Section as proposed.JPG


P05c- Plan as proposed.JPG

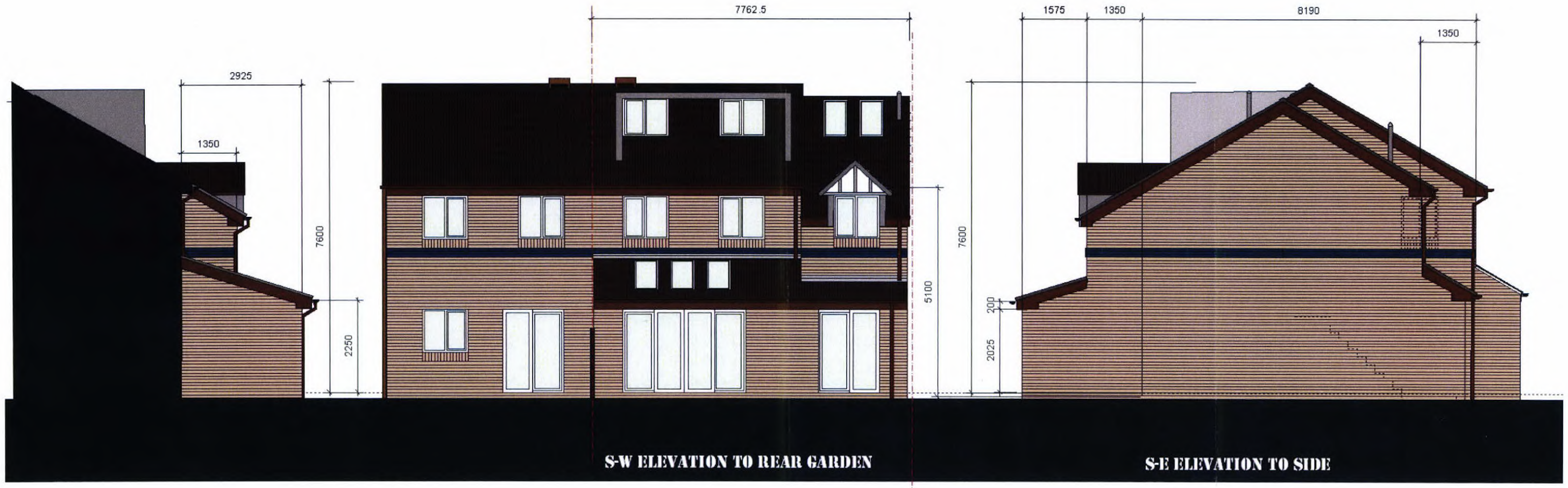


N-E ELEVATION TO SARNSFIELD

FINISHES AS PROPOSED

WALLS:	Facing brickwork to match existing
ROOF:	Matching concrete tile to double pitched gable ended roof. Pitch to match existing. Fascia, soffits and eaves details to match existing profiles in brown UPVC.
RWGS:	To match and run into existing eaves gutter.
DOORS:	New Upvc Double glazed sliding patio doors to rear elevation, to match existing windows.
WINDOWS:	New windows to match existing double glazed Upvc windows. New velux style roof lights as indicated.

Revised Plan
11/10/13



S-W ELEVATION TO REAR GARDEN

S-E ELEVATION TO SIDE

P07d

EXTENSION TO 21 SARNESFIELD CLOSE - ELEVATIONS as PROPOSED

Scale 1:100 @ A3 rev: d - ground floor stepped back **date: Oct 2013**

D@C DESIGN
ARCHITECTURE AND PLANNING
0776 452 3545 0161 425 3934

Revised Plan
11/10/13

LAWN

FAMILY ROOM

KITCHEN

DINING

WC

STUDY ROOM

LIVING ROOM

2925

2700

17 SARNESFIELD

19 SARNESFIELD

23 SARNESFIELD

Parking space

OPTION 7 - GROUND FLOOR PLAN

1350

2800

100

1800

2800

1350

BEDROOM 5

BEDROOM 2

BEDROOM 4

BEDROOM 3

Linen Cupb'd

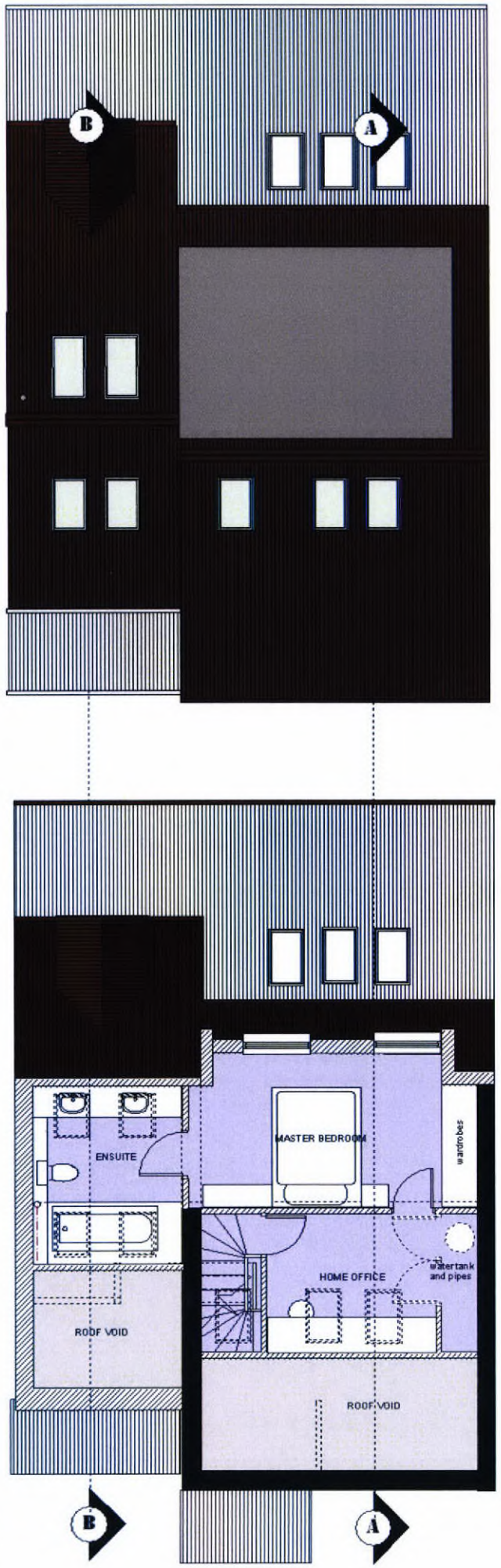
OPTION 7 - FIRST FLOOR PLAN

P05c

EXTENSION TO 21 SARNESFIELD CLOSE - PLANS as PROPOSED

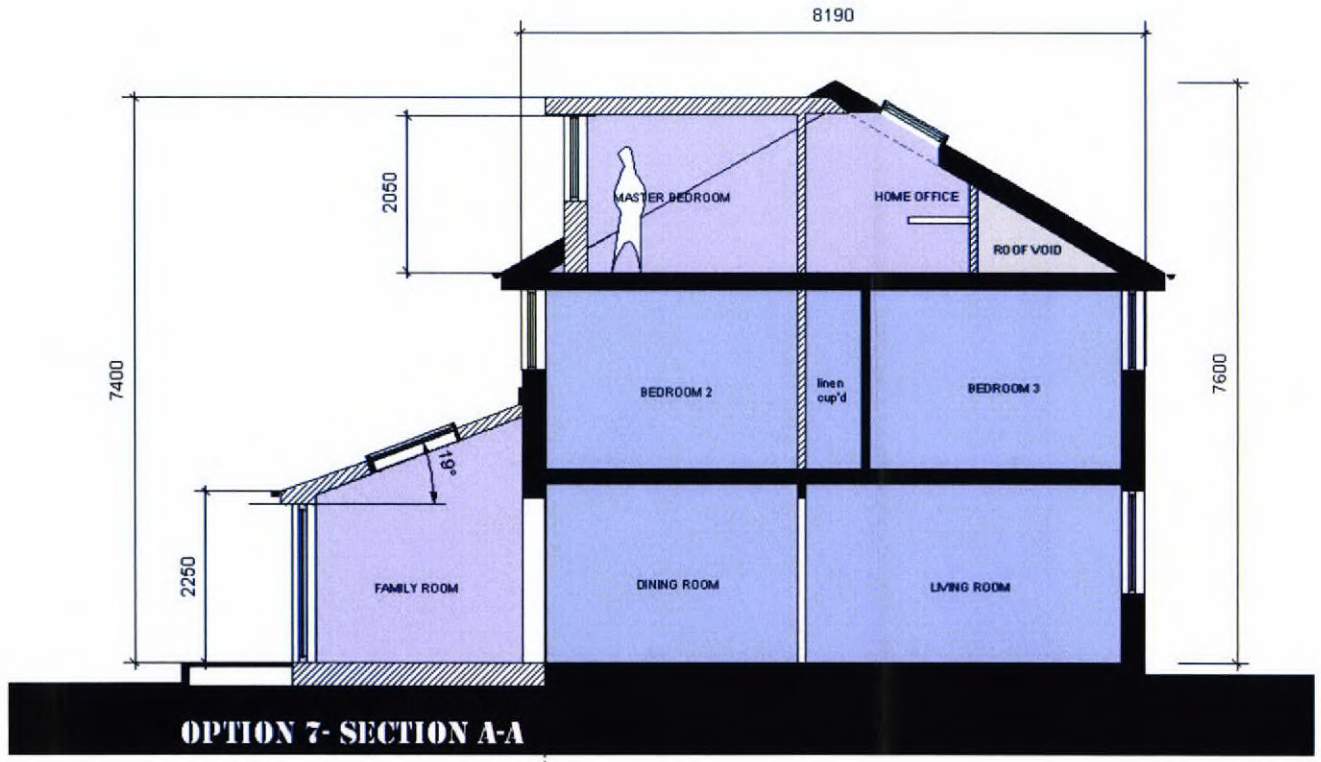
Scale 1:100 @ A3 rev: c - ground floor stepped back date: Oct 2013

D@C DESIGN
ARCHITECTURE AND PLANNING
0776 452 3545 0161 425 3934



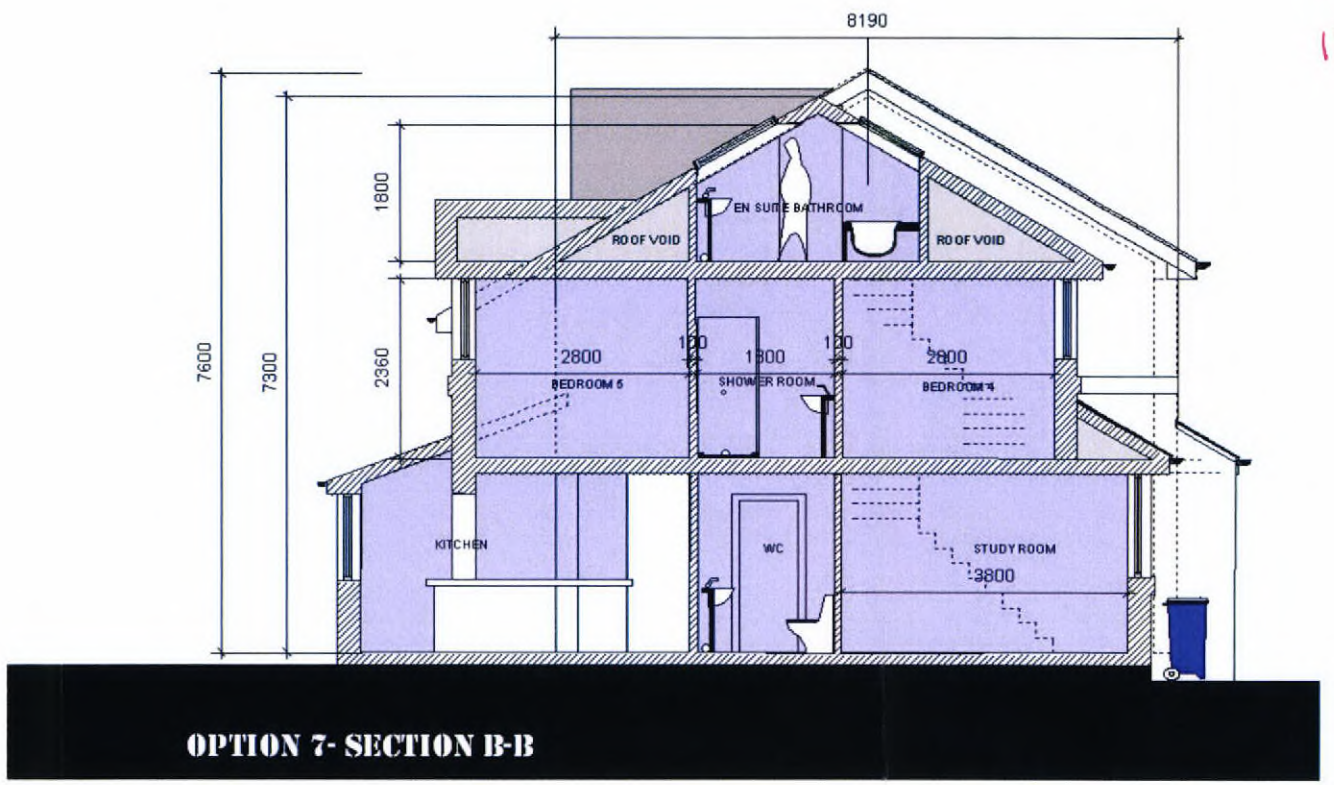
OPTION 7 - ROOF PLAN

OPTION 7 - ROOF SPACE PLAN



OPTION 7- SECTION A-A

Revised Plan 11/10/13



OPTION 7- SECTION B-B

P06c

EXTENSION TO 21 SARNESFIELD CLOSE - PLAN & SECTIONS as PROPOSED

Scale 1:100 @ A3 rev: c - ground floor stepped back date: Oct 2013

D@C DESIGN
ARCHITECTURE AND PLANNING
0776 452 3545 0161 425 3934

dawn cooper
<dawnacoop@gmail .com>
11/10/2013 11:11

To n.farooq2@manchester.gov.uk
cc tahira sohail <tahira_sohail@hotmail.co.uk>
bcc
Subject Re: 21 SARNESFIELD CLOSE, GORTON, MANCHESTER

Dear Nasira
Further to yesterdays emails, please see attached revised elevations and sections P0 5b,6b and 7c, for your consideration. Having discussed these with Mrs Sohail, she is happy to set back the first floor and the the roof ridge, reduce the dormer to the roof space and have a pitched roof on the first floor bedroom as your suggestions, but would like to have the ground floor level with the house and have the roof of the porch wrap around the corner, as per the photos she sent you. This I feel gives the extension the articulation and subservience requested.
The rear dormer has been reduced in length to cover just the existing house, reducing its impact significantly.
Hopefully these amendments are acceptable and allow the application to be progressed for approval.
As I mentioned yesterday these attachments are to scale if printed at A3, but I have added extra dimensions to show ridge heights and setbacks etc as noted.
Please let me know if you need any further dimensions.
Regards
Dawn Cooper
DaC Design
0776 452 3545

On 10 October 2013 11:23, <n.farooq2@manchester.gov.uk> wrote:

Hi Dawn,

RE: 21 SARNESFIELD CLOSE, GORTON, MANCHESTER
APP NO: 103372/FH/2013/N2

Further to your email and revised plans dated and received 2 October 2013 relating to the above submitted planning application. The applicant Mrs. Tahira Sohail has contacted myself last week regarding the revised plans and other extensions within the area. The applicant has made me aware that she is unhappy with the revised plans you have submitted, I have made her aware that she needs to speak with yourself and discuss any further revisions to the scheme which then can be forwarded onto myself for assessment.

In terms of the revised plans submitted and dated 2/10/13, I have had the opportunity to discuss the proposal with my Group Manager, Derek Jones and raise the following points: -

- The setback proposed at ground and first floor appears to be acceptable, however you are required to provide accurate scaled drawings or dimensions showing what the setback is at each of the floors.
- Proposed rear ground floor extension appears to be acceptable, however unable to scale the drawings in terms of the overall rearward projection.

- Concerns are still raised with regards to the revised rear dormer, in terms of bulk, scale, size, mass and design. The flat roof dormer does not appear to be visually in keeping with the overall design and character of the original property, immediate vicinity and overlooking a main road along the rear. You are therefore advised to further reduce the rear dormer and consider a pitched roof.
- As advised previously, your revised plans do not appear to be to scale (1:100 at A3). Please can you amend accordingly and provide accurately scaled drawings.

Please can you forward revised drawings showing the above as soon as possible. If the requested drawings are not received, then this application will be determined on the basis of the submitted scheme.

The advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation, which may be made to the Council or any formal decision by the Council.

Should you require any further information or assistance, please do not hesitate to contact me directly.

Regards

Mrs. Nasira Farooq
Planning Technician
Development Management North
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.Box 532
M60 2LA

Tel: 0161 234 4165
Email: n.farooq2@manchester.gov.uk
http://www.manchester.gov.uk

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. The full text of the Council's email disclaimer is available at http://www.manchester.gov.uk/emaildisclaimer.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

Please contact internet.administrators@manchester.gov.uk with any queries.

****



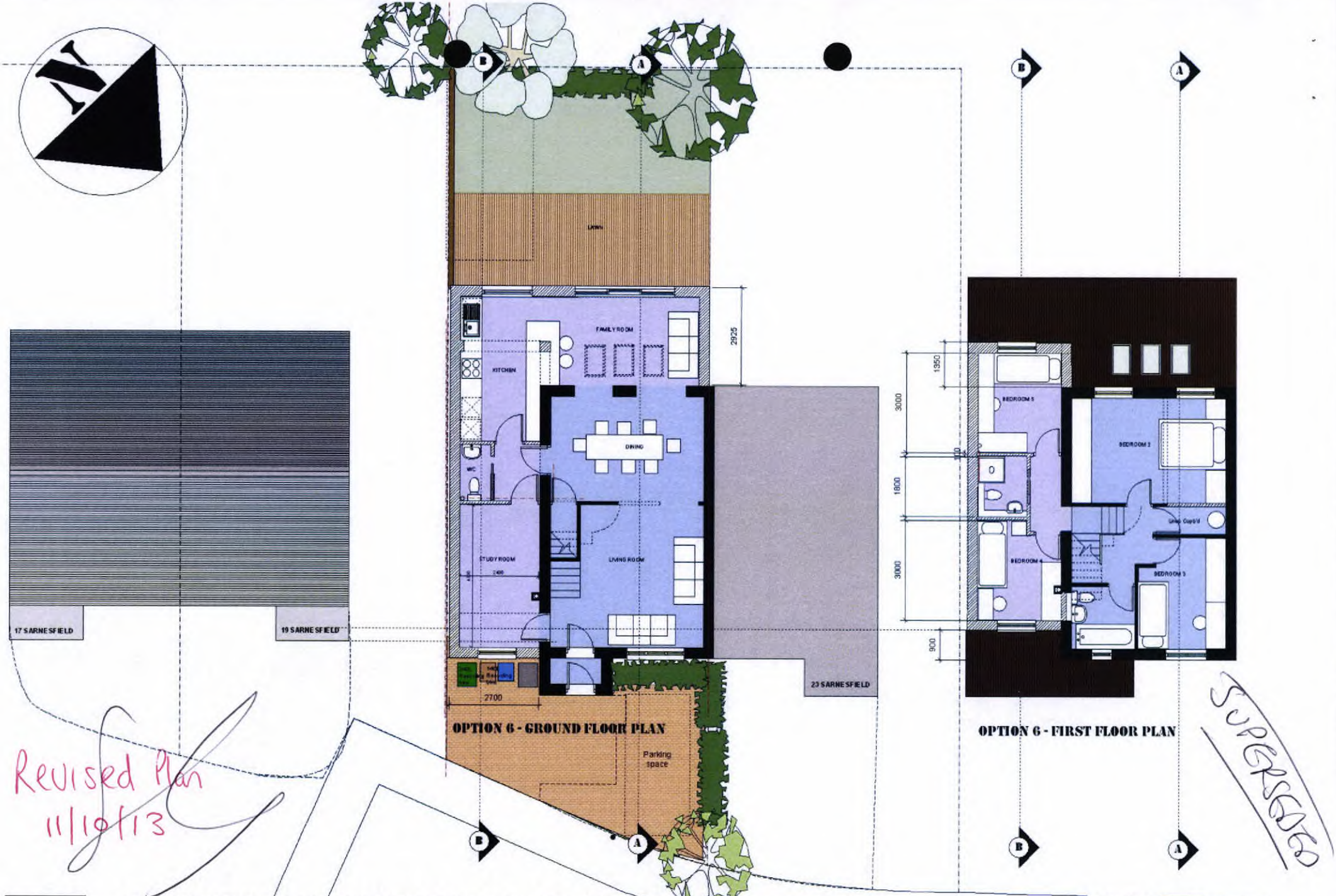
P05b- Plan as proposed.JPG



P06b- Section as proposed.JPG



P07c- Elevations as proposed.JPG



P05b

EXTENSION TO 21 SARNESFIELD CLOSE - PLANS as PROPOSED

Scale 1:100 @ A3 **rev:** b - extension stepped and dormer adjusted **date: Oct 2013**

D@C DESIGN
ARCHITECTURE AND PLANNING
0770 452 3545 0161 425 3934

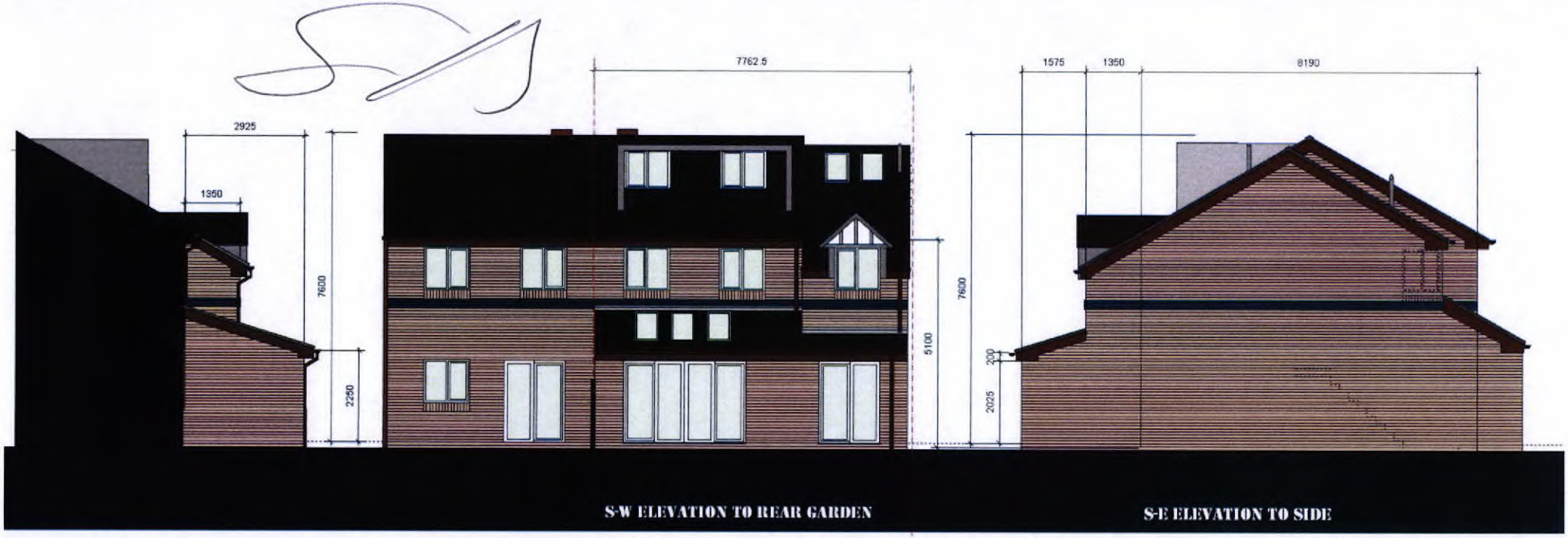


N-E ELEVATION TO SARNSFIELD

FINISHES AS PROPOSED

WALLS:	Facing brickwork to match existing
ROOF:	Matching concrete tile to double pitched gable ended roof. Pitch to match existing. Fascia, soffits and eaves details to match existing profiles in brown UPVC.
RWGS:	To match and run into existing eaves gutter.
DOORS:	New Upvc Double glazed sliding patio doors to rear elevation, to match existing windows.
WINDOWS:	New windows to match existing double glazed Upvc windows. New velux style roof lights as indicated.

Revised Plan
11/10/13



S-W ELEVATION TO REAR GARDEN

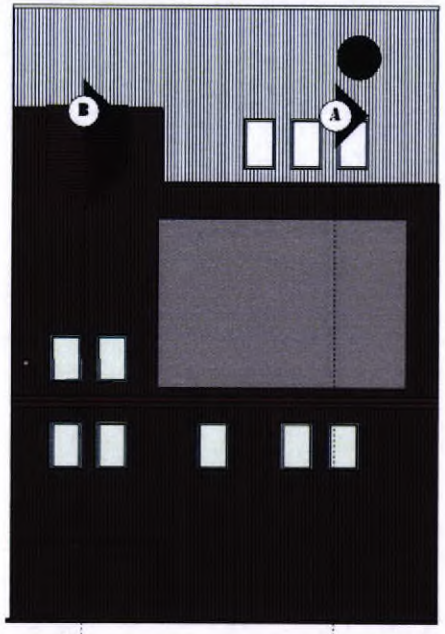
S-E ELEVATION TO SIDE

P07c

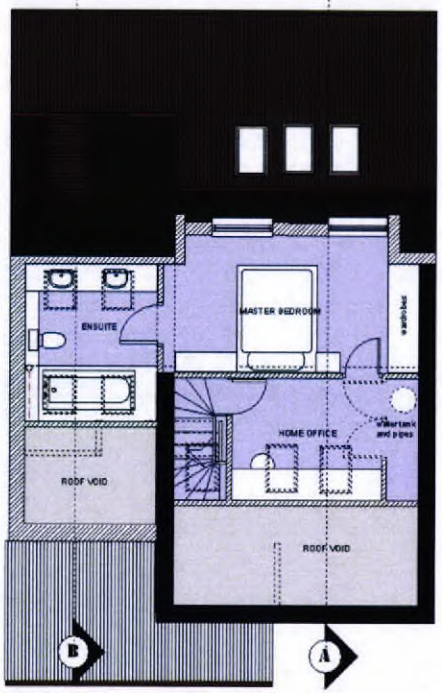
EXTENSION TO 21 SARNESFIELD CLOSE - ELEVATIONS as PROPOSED

Scale 1:100 @ A3 **rev:** c - extension amended. pitched roof to dormer. **date: Oct 2013**

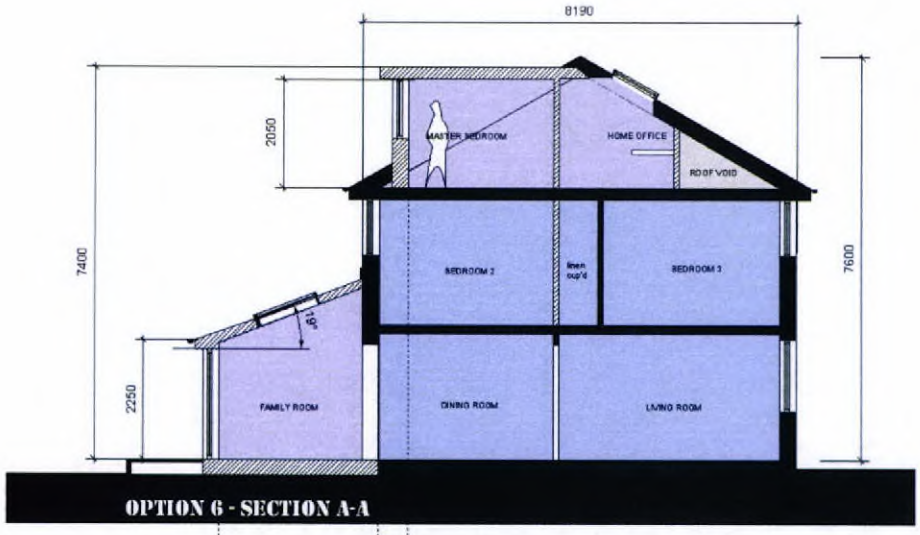
D@C DESIGN
ARCHITECTURE AND PLANNING
0770 452 3545 0161 425 3934



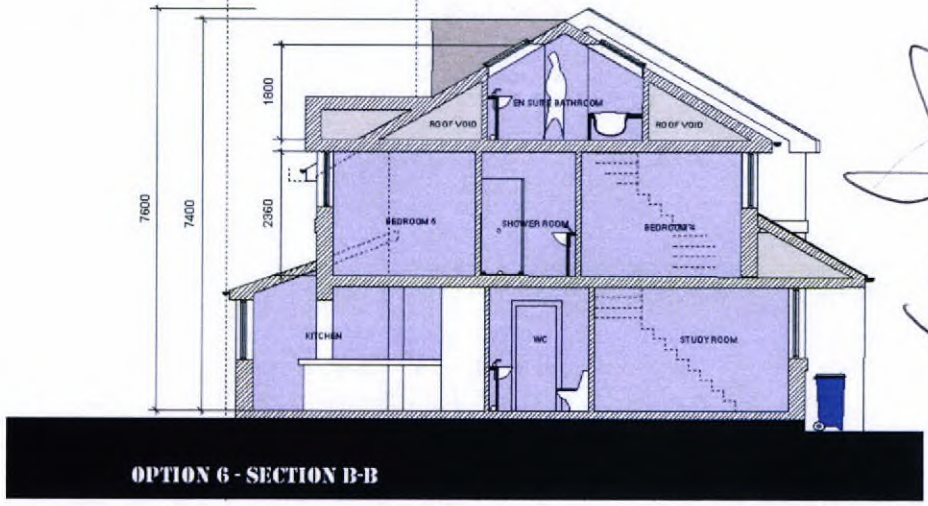
OPTION 6 - ROOF PLAN



OPTION 6 - ROOF SPACE PLAN



OPTION 6 - SECTION A-A



OPTION 6 - SECTION B-B

Revised Plan
11/10/13

P06b

EXTENSION TO 21 SARNESFIELD CLOSE - PLAN & SECTIONS as PROPOSED

Scale 1:100 @ A3 rev: b - extension stepped and dormer adjusted date: Oct 2013

D@C DESIGN
ARCHITECTURE AND PLANNING
0770 452 3545 0161 425 3934



dawn cooper
<dawnacoop@gmail .com>
10/10/2013 16:02

To n.farooq2@manchester.gov.uk
cc
bcc
Subject Re: 21 SARNESFIELD CLOSE, GORTON, MANCHESTER

Dear Nasira
Thank you for your comments. I am currently reviewing the layout with my client to make sure she is happy and will be submitting amended drawings tomorrow. I am surprised that the drawings that I emailed previously do not print at your end to scale. I have checked the images and printed them myself and they are to scale. If you are opening them from google view, rather than downloading them, and trying to print them they appear to reduce onto an A4 sheet, but if they are downloaded and printed full scale, not fit to page, they are to scale. Please let me know if there is any problem when you try downloading them. I have not had this issue before.
I will look at the first floor dormer to put a pitched roof on it, but the attic dormer will have to be flat as this is the only way to get the head room.
Regards
Dawn Cooper
DaC Design

On 10 October 2013 11:23, <n.farooq2@manchester.gov.uk> wrote:

Hi Dawn,

RE: 21 SARNESFIELD CLOSE, GORTON, MANCHESTER
APP NO: 103372/FH/2013/N2

Further to your email and revised plans dated and received 2 October 2013 relating to the above submitted planning application. The applicant Mrs. Tahira Sohail has contacted myself last week regarding the revised plans and other extensions within the area. The applicant has made me aware that she is unhappy with the revised plans you have submitted, I have made her aware that she needs to speak with yourself and discuss any further revisions to the scheme which then can be forwarded onto myself for assessment.

In terms of the revised plans submitted and dated 2/10/13, I have had the opportunity to discuss the proposal with my Group Manager, Derek Jones and raise the following points: -

- The setback proposed at ground and first floor appears to be acceptable, however you are required to provide accurate scaled drawings or dimensions showing what the setback is at each of the floors.
- Proposed rear ground floor extension appears to be acceptable, however unable to scale the drawings in terms of the overall rearward projection.
- Concerns are still raised with regards to the revised rear dormer, in terms of bulk, scale, size, mass and design. The flat roof dormer does not appear to be visually in keeping with the overall design and character of the original

property, immediate vicinity and overlooking a main road along the rear. You are therefore advised to further reduce the rear dormer and consider a pitched roof.

- As advised previously, your revised plans do not appear to be to scale (1:100 at A3). Please can you amend accordingly and provide accurately scaled drawings.

Please can you forward revised drawings showing the above as soon as possible. If the requested drawings are not received, then this application will be determined on the basis of the submitted scheme.

The advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation, which may be made to the Council or any formal decision by the Council.

Should you require any further information or assistance, please do not hesitate to contact me directly.

Regards

Mrs. Nasira Farooq
Planning Technician
Development Management North
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.Box 532
M60 2LA

Tel: 0161 234 4165
Email: n.farooq2@manchester.gov.uk
http://www.manchester.gov.uk

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. The full text of the Council's email disclaimer is available at http://www.manchester.gov.uk/emaildisclaimer.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

Please contact internet.administrators@manchester.gov.uk with any queries.

****

dawn cooper
<dawnacoop@gmail .com>
02/10/2013 14:42

To n.farooq2@manchester.gov.uk
cc
bcc
Subject Re: 21 SARNESFIELD CLOSE, GORTON, MANCHESTER

Dear Nasira
In response to you email and our telephone conversations, see attached revised proposals for the extension of 21 Sarnsfield.
In response to your concerns we have:

- Reduced the overall impact of the extension and stepped back both ground floor and first floor to align with the adjacent property building lines.
- This lowers the ridge line of the extension and makes it subservient to the main house.
- The rear single storey extension roof has been reduced in pitch to run as a single pitched roof, with roof lights incorporated.
- The rear elevation dormer has been reduced in height and width and the window sizes reduced to be more in keeping with the existing window sizes.
- The side extension has been pushed backward, but kept to the same size in order to maintain the size of the children's bedrooms 4&5, to reduce the side extension at first floor would make the two rooms nonviable.

I look forwards to hearing from you shortly with regards to these proposed amendments, and hope they are acceptable.
Best regards
Dawn Cooper
DaC Design

On 23 September 2013 11:38, <n.farooq2@manchester.gov.uk> wrote:

Hi Dawn,

RE: 21 SARNESFIELD CLOSE, GORTON, MANCHESTER
APP NO: 103372/FH/2013/N2

Further to your email, I undertook a site visit last week, however I was unable to gain access to the rear of the site, therefore I need to arrange a further visit with the applicant. However having assessed the proposal, concerns are raised with regards to the submitted scheme, and the extension currently proposed is considered to be unacceptable and therefore, recommend the scheme to be revised to the following: -

- The proposed extensions, in terms of its scale, bulk, design, size and its relationship to the original house appears to create a detrimental impact in terms of residential and visual amenity.
- The proposed 2 storey side extension at ground floor level to be set back by 1.0m and the first floor element set back by 1.5m from the front elevation, in order to create a good visual relationship. This will allow the extension to be subservient and maintain its character with the original house and surrounding properties.
- Lower the roof line of the proposed 2 storey side extension, this will allow

the extension to be subservient.

- Re-consider the roof design of the proposed single storey rear extension, as currently you are proposing part pitch and part flat which does not appear to be visually in keeping with the overall design and character of the original property.
- Your drawing P07a appears to show a large rear dormer, which is set slightly above the existing roof ridge, you would be required to set this below the existing roof ridge.
- The proposed large glazing/doors in the rear dormer do not appear to be in keeping in terms of visual amenity with the overall dormer design, please can you re-consider the window fenestration in the front elevation of the proposed rear dormer.

Please can you forward revised drawings showing the above as soon as possible. If the requested drawings are not received, then this application will be determined on the basis of the submitted scheme.

The advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation, which may be made to the Council or any formal decision by the Council.

Should you require any further information or assistance, please do not hesitate to contact me directly.

Regards

Mrs. Nasira Farooq
Planning Technician
Development Management North
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.Box 532
M60 2LA

Tel: 0161 234 4165
Email: n.farooq2@manchester.gov.uk
http://www.manchester.gov.uk

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. The full text of the Council's email disclaimer is available at http://www.manchester.gov.uk/emaildisclaimer.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

Please contact internet.administrators@manchester.gov.uk with any queries.

****


P05a- Plan as proposed.JPG


P06a- Section as proposed.JPG


P07b- Elevations as proposed.JPG



N-E ELEVATION TO SARNSFIELD

FINISHES AS PROPOSED

WALLS:	Facing brickwork to match existing
ROOF:	Matching concrete tile to double pitched gable ended roof. Pitch to match existing. Fascia, soffits and eaves details to match existing profiles in brown UPVC.
RWGS:	To match and run into existing eaves gutter.
DOORS:	New Upvc Double glazed sliding patio doors to rear elevation, to match existing windows.
WINDOWS:	New windows to match existing double glazed Upvc windows. New velux style roof lights as indicated.

Revised Plan 21/9/13

SUPERSEDED



S-W ELEVATION TO REAR GARDEN

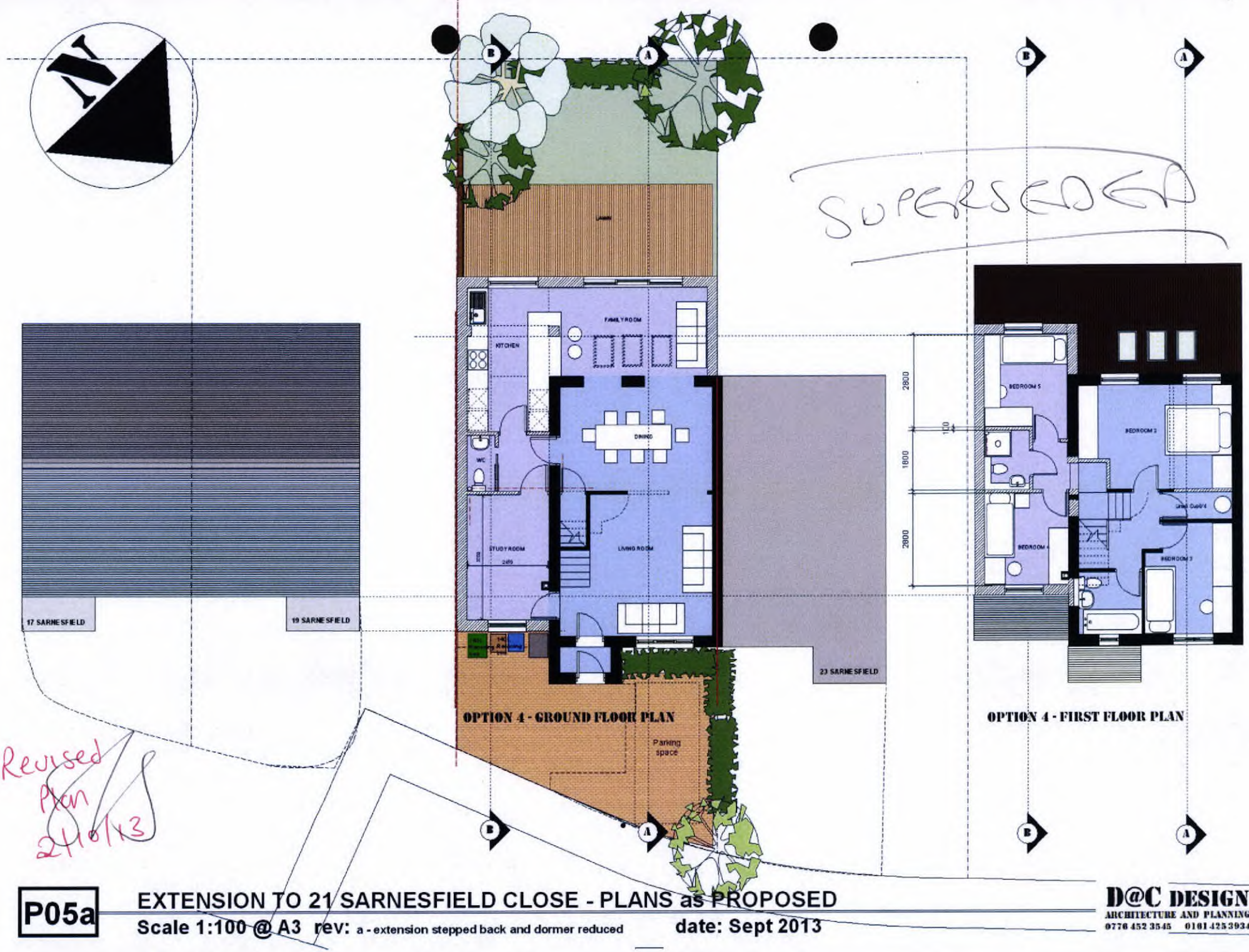
S-E ELEVATION TO SIDE

P07b

EXTENSION TO 21 SARNESFIELD CLOSE - ELEVATIONS as PROPOSED

Scale 1:100 @ A3 **rev:** b - extension stepped back and dormer reduced **date: Sept 2013**

D@C DESIGN
ARCHITECTURE AND PLANNING
0770 452 3545 0161 425 3934



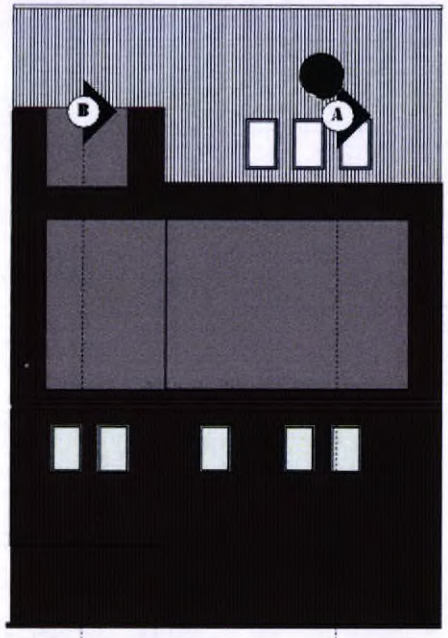
P05a

EXTENSION TO 21 SARNESFIELD CLOSE - PLANS as PROPOSED

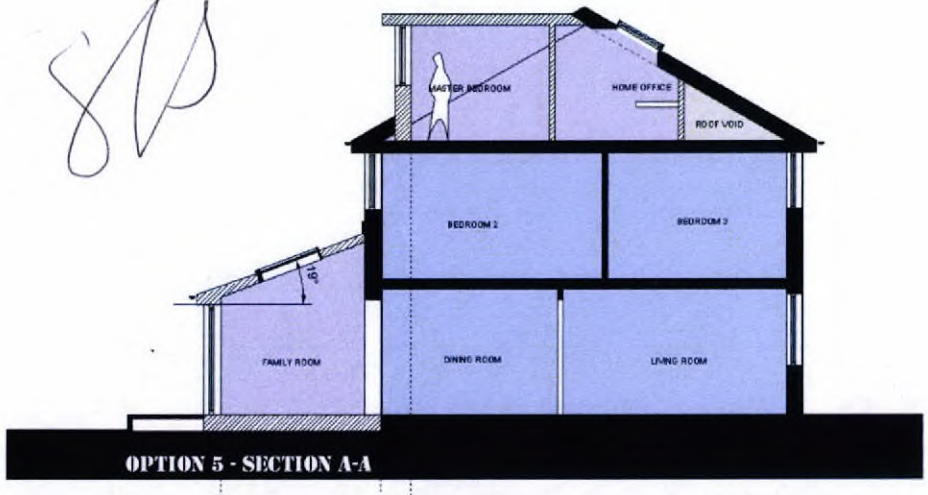
Scale 1:100 @ A3 **rev:** a - extension stepped back and dormer reduced **date: Sept 2013**

D@C DESIGN
ARCHITECTURE AND PLANNING
0776 452 3545 0161 425 3934

SUPERSEDED



OPTION 5 - ROOF PLAN

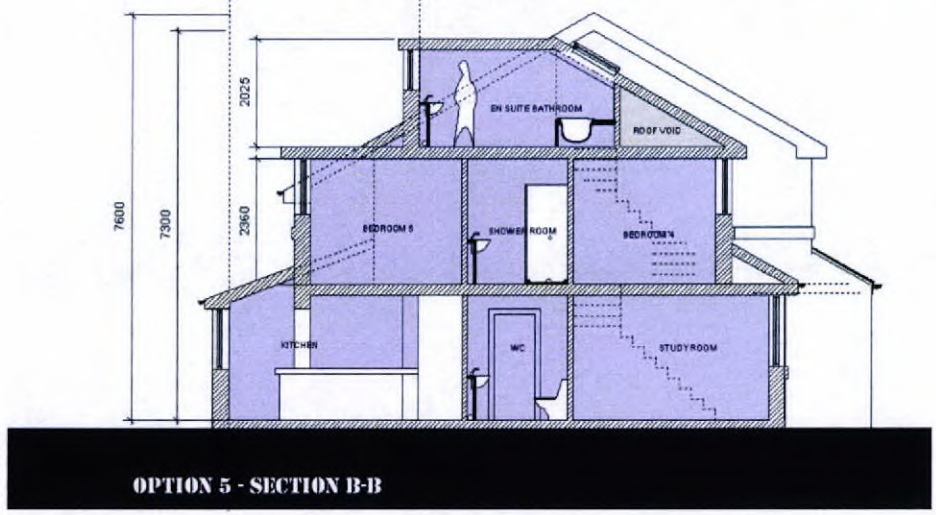


OPTION 5 - SECTION A-A

Revised Plan 21/10/13



OPTION 5 - ROOF SPACE PLAN



OPTION 5 - SECTION B-B

P06a

EXTENSION TO 21 SARNESFIELD CLOSE - PLAN & SECTIONS as PROPOSED

Scale 1:100 @ A3 rev: a - extension stepped back and dormer reduced date: Sept 2013

D@C DESIGN
ARCHITECTURE AND PLANNING
0776 452 3545 0161 425 3934



N-E ELEVATION TO SARNSFIELD

FINISHES AS PROPOSED

WALLS:	Facing brickwork to match existing
ROOF:	Matching concrete tile to double pitched gable ended roof. Pitch to match existing. Fascia, soffits and eaves details to match existing profiles in brown UPVC.
RWGS:	To match and run into existing eaves gutter.
DOORS:	New Upvc Double glazed sliding patio doors to rear elevation, to match existing windows.
WINDOWS:	New windows to match existing double glazed Upvc windows. New velux style roof lights as indicated.



N-W ELEVATION TO SIDE

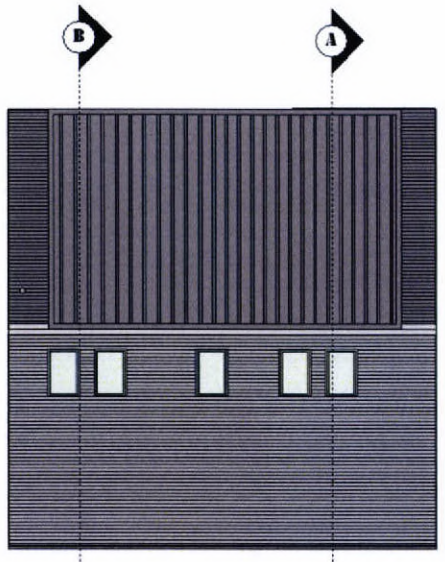
S-W ELEVATION TO REAR GARDEN

S-E ELEVATION TO SIDE

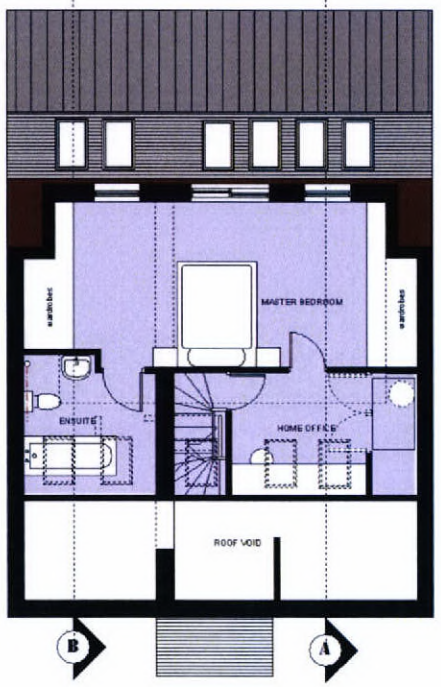
P07a EXTENSION TO 21 SARNESFIELD CLOSE - ELEVATIONS as PROPOSED

Scale 1:100 @ A3 rev: a - n-w elevation added date: Aug 2013

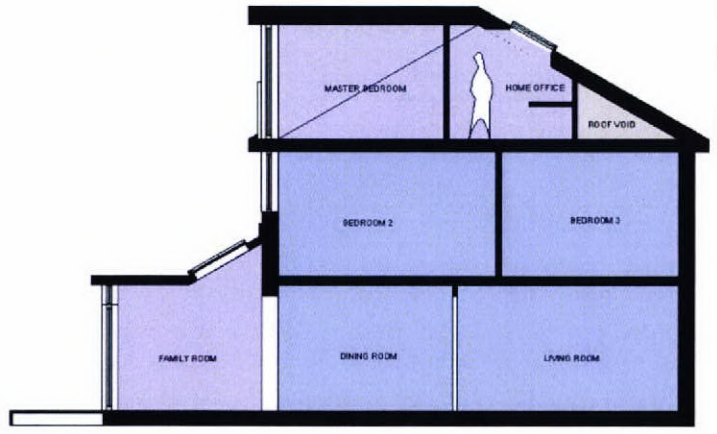
D@C DESIGN
ARCHITECTURE AND PLANNING
0776 452 2545 0161 425 2934



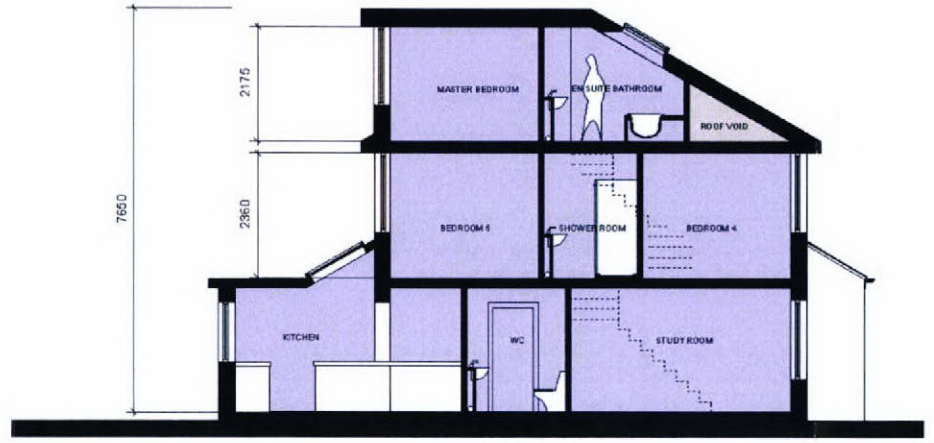
OPTION 4 - ROOF PLAN



OPTION 4 - ROOF SPACE PLAN



OPTION 3 - SECTION A-A



OPTION 3A - SECTION B-B

PLANNING AND BUILDING CONTROL
16 AUG 2013

P06 EXTENSION TO 21 SARNESFIELD CLOSE - PLAN & SECTIONS as PROPOSED

Scale 1:100 @ A3 rev: date: Aug 2013

D@C DESIGN
ARCHITECTURE AND PLANNING
0778 452 3545 0161 425 3934



PLANNING AND BUILDING CONTROL
16 AUG 2013

P05 EXTENSION TO 21 SARNESFIELD CLOSE - PLANS as PROPOSED

Scale 1:100 @ A3 rev: date: Aug 2013

D@C DESIGN
ARCHITECTURE AND PLANNING
0770 452 3545 0161 425 3934

103372/FH/2013

PLANNING AND BUILDING CONTROL
27 AUG 2013



N-E ELEVATION TO SARNSFIELD

FINISHES AS PROPOSED

WALLS:	Facing brickwork to match existing
ROOF:	Matching concrete tile to double pitched gable ended roof. Pitch to match existing. Fascia, soffits and eaves details to match existing profiles in brown UPVC.
RWGS:	To match and run into existing eaves gutter.
DOORS:	New Upvc Double glazed sliding patio doors to rear elevation, to match existing windows.
WINDOWS:	New windows to match existing double glazed Upvc windows. New velux style roof lights as indicated.



N-W ELEVATION TO SIDE

S-W ELEVATION TO REAR GARDEN

S-E ELEVATION TO SIDE

P07a EXTENSION TO 21 SARNESFIELD CLOSE - ELEVATIONS as PROPOSED

Scale 1:100 @ A3 rev: a - n-w elevation added date: Aug 2013

D@C DESIGN
ARCHITECTURE AND PLANNING
0776 452 2545 0161 425 3924