

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140669/FH/2024

Date registered valid: 1 August 2024

Proposal: Erection of a single storey side and rear extension, installation of rear dormer together with hip to gable roof, and front porch extension

Address: 2 Balmer Drive, Manchester, M23 2YQ

Ward(s): Baguley Ward

Applicant: Mr Naeem Memon, Brick Home Property

Agent (if any):

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23rd September 2024



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 July 2024

Standard consultations:

Printed: 13 August 2024 Expired: 4 September 2024

Neighbour notifications

Printed: 13 August 2024 Expired: 4 September 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site/building relates to a detached bungalow located at the entrance to a Cul de sac within the Baguley ward area of Manchester. The property features a hipped roof with the installation of roof lights to the front and rear. A canopy is situated on the northwest side of the property with decorative paving to the front and side together with some soft landscaping and off road car parking. Hardstanding lies to the rear of the site.



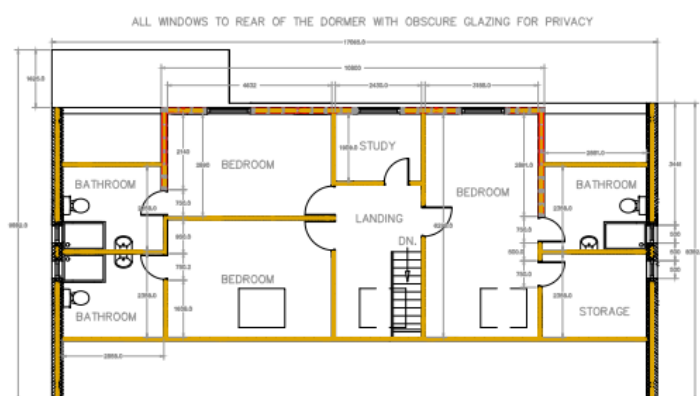
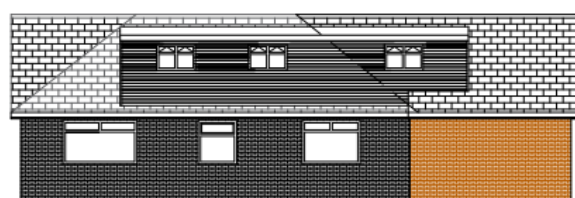
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

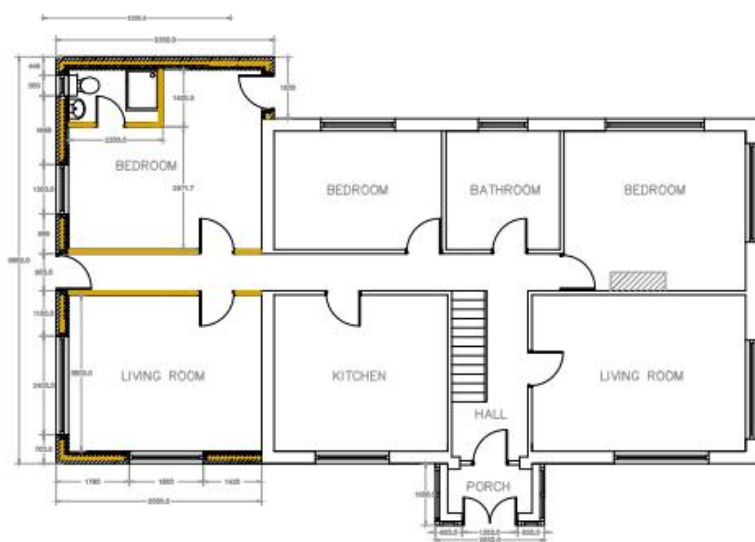
The area is predominantly residential in character with similar type properties. The remaining bungalows within the immediate area feature gable roofs.

Description of development

The applicant is seeking planning permission for the rection of a single storey side and rear extension, installation of rear dormer together with hip to gable roof, and front porch extension.



PROPOSED REAR ELEVATION



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

High Speed Two (HS2) Limited - Firstly, I can confirm that the application red line location plan boundary falls wholly within limits of land currently subject to sub-surface safeguarding directions

for Phase 2b of HS2. However, as you are aware, on 4 October 2023 the Prime Minister announced the cancellation of this section of high-speed rail between Crewe - Manchester. The accompanying Network North: Transforming British Transport Command Paper also stated that safeguarding throughout Phase 2b was to be amended by summer 2024 to allow for safeguarding needed for Northern Powerhouse Rail (NPR) schemes, and at this time it is not fully understood what land will remain in safeguarding.

Whilst Network North announced that safeguarding will be amended by the summer of 2024, following the subsequent announcement of a general election, these changes were not made before 4 July and will now be a decision for the new Government.

In meantime, given minor nature of the proposed householder development I confirm that HS2 Ltd have no objections in planning terms but given the above the applicant is advised to closely follow future Government announcements.

If there are any queries in respect of this response, please contact me at this mailbox: town.planning@hs2.org.uk.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

Previous applications relating to this site as follows:

Planning reference number: 140075/FH/2024 - Erection of single storey side and rear extension, installation of rear dormer, and front porch extension – this application was withdrawn on 16th July 2024

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey side and rear extension, installation of rear dormer together with hip to gable roof, and front porch extension

Single storey side and rear

The proposal would be in line with the front wall of the property extending rearwards with a small wrap around of the property. Projection beyond the rear wall measures 1.5m to a height of 2.8m to eaves. The height of the extension would be in line with the existing ridge height of the property and would form a gable roof. A window is proposed on the front with three windows on the side together with a door along the side and a door on the side wall of the rear projection facing into the rear yard. Two high level small windows are proposed in the gable roof, however, given the distance between the application site and the neighbouring property together with the fact that the windows serve ensuite bathrooms, it is not considered that there would be any overlooking or loss of privacy given by the location of these windows.

It is considered that given the height, orientation of the property together with the fact that the proposal is single storey, there would be no overshadowing or loss of light given by the position of the proposed extension.

Front porch

The application includes a front porch which measures 1.5m in projection to a width of 2.650m providing 3.975m² of internal floor space. The roof would be dual pitch with double entrance doors and glazing on the front and sides of the porch. It is considered that the porch would occupy a relatively small space at the front of the property given its position within the site. The porch is set back from the public highway significantly and although is a feature within the street scene, can be acceptably accommodated at the application property and is considered does not interfere with the existing characteristics of the area.

It is considered that in this instance, this is considered to be an acceptable addition to the property and would not provide an impact within the street scene or upon the occupiers of surrounding properties.

Hip to Gable

The applicant proposes a hip to gable roof extension together with the installation of two high level windows on the side elevation which is considered to be acceptable. The City Council

believes there would be no impact upon the adjacent or surrounding properties especially as the property would not project any further than the side gable wall of the property. Given the location of the windows, it is not anticipated that there would be any overlooking or loss of privacy given by the windows.

Rear Dormer

The construction of a rear roof dormer window would be set within the main roof of the house and part of the extended roof, set down from the existing ridge height and set in significantly from the sides of the roof. Three windows are proposed facing no. 66 Firbank Road. Although there are existing windows on this elevation on the ground floor of the property, given the height within the dormer, to ensure that there is no overlooking or loss of privacy from the position of the windows, a condition for obscure glaze has been attached.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing on the main roof. Although the dormer can be viewed within the street at the rear, the dormer does not present an unusual feature within the area and is considered to be an acceptable addition to the roof of the property. It is considered the dormer would not provide a detrimental outlook on the adjoining properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

The extension would be visible from the public highway and therefore would be a feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, given the developments height, projection and relationship to adjacent properties, it is considered that the proportions of the extensions to the front and rear are acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed changes are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick and tile as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable

Bins

There is room for the storage of refuse bins at the side and rear of the property and therefore this is considered acceptable.

Car parking

Off street car parking still remains at the front of the property and therefore is unaffected by this proposal. The area of hardstanding to the front will be retained, with space for at least 2 cars, which is adequate for a family dwellinghouse.

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with the guidance contained within

saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received 23rd September 2024 numbered 2405/01/1 Revision A, Proposed Plans and Elevations

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those as stated on the Householder Application Form in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the rear dormer facing no. 66 Firbank Road 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.

Informative

Confirm that the application red line location plan boundary falls wholly within limits of land currently subject to sub-surface safeguarding directions for Phase 2b of HS2. On 4 October 2023 the Prime Minister announced the cancellation of this section of high-speed rail between Crewe - Manchester. The accompanying Network North: Transforming British Transport Command Paper also stated that safeguarding throughout Phase 2b was to be amended by summer 2024 to allow for safeguarding needed for Northern Powerhouse Rail (NPR) schemes, and at this time it is not fully understood what land will remain in safeguarding.

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Given the above the applicant is advised to closely follow future Government announcements.

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Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

66 Firbank Road, Manchester, M23 2ZP
139 Firbank Road, Manchester, M23 2YP
4 Balmer Drive, Manchester, M23 2YQ
143 Firbank Road, Manchester, M23 2YP
1 Balmer Drive, Manchester, M23 2YQ
145 Firbank Road, Manchester, M23 2YP
141 Firbank Road, Manchester, M23 2YP
5 Balmer Drive, Manchester, M23 2YQ
3 Balmer Drive, Manchester, M23 2YQ
147 Firbank Road, Manchester, M23 2YP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: SOUTH AREA