

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138726/FH/2023
Date registered valid: 8 December 2023
Proposal: Erection of single storey front, side and rear extension to provide additional living accommodation
Address: 30 Tottenham Drive, Manchester, M23 9WZ
Ward(s): Brooklands Ward

Applicant: Mr Soby John
Agent (if any): Mr Roger Green
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 31 January 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 January 2024

Standard consultations:

Printed: 8 January 2024 Expired: 29 January 2024

Neighbour notifications

Printed: 11 December 2023 Expired: 1 January 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 30 Tottenham Drive within the south Manchester ward of Brooklands. The application site relates to a detached, two storey inter war period dwellinghouse with dual pitched roof constructed of red brick with pebble dash render to the front and rear elevation. The property benefits from a single storey side and rear extension, as approved under planning ref: 026286. The property benefits from amenity space in the form of a paved driveway to the front, passage along the side of the property and a paved hardstanding to the rear with two small outbuildings. Further off street parking is available from the applicant's timber fence along Grimstead Close leading into the rear amenity space.

The surrounding area is residential in context.

Description of development

The submitted application seeks planning permission for erection of single storey front, side and rear extension to provide additional living accommodation.

The single storey front extension would have approximate dimensions of Height: 3.5 x Length: 1.2 x Width: 6 metres. The single storey side extension would wrap into the proposed front

extension and have approximate dimensions of Height: 4.1 x Length: 4.2 x Width: 4 metres. The single storey rear extension would infill the space between the existing side extension and the eastern boundary of the site. This element of the proposal would have approximate dimensions of Height: 4 x Length: 3 x Width: 5.5 metres. The proposed side extension would have a larger width than the existing side extension.

The proposal would involve the insertion of a door and bay window within the front elevation, a window within the side elevation and window and door within the rear elevation.

Materials to be used would match those within the host property.

Planning History

026286- Single storey kitchen extension side of dwellinghouse.
Approved 7 April 1986.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Highway Services

Highway Services were consulted on the application and provided the following response: The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

PARKING & ACCESS

There is an existing driveway at the front of the property. However, it is unclear from the submitted plans on whether the front extension will affect the driveway. Therefore, clarification is sought from the applicant on whether the driveway will be impacted.

It should be noted that all individual driveway parking spaces should be a minimum of 3.0m x 6.0m to ensure that vehicles / pedestrians do not impact on the adopted highway.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed and beautiful places.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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 which are not subservient to original houses or project out too far in front of original 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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

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

- a. rearward extensions greater than 3.65m (12 ft) 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 Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The following policies are relevant:

- i.JP- S1- Sustainable development
- ii.JP- S2 – Carbon and energy
- iii.JP- S5 – Flood risk and the water environment
- iv.JP- H1 – Scale, distribution and phasing of new housing.

ISSUES

Principle of Development

The submitted development application is for the erection of single storey front, side and rear extension to provide additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's

appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential/Visual Amenity

Single storey front and side extension:

The front extension would have a projection of 1.2 metres and would wrap into the proposed side extension. The front extension would be sited 4 metres from the shared boundary with no.32 Tottenham Drive and given the small nature of the proposal would not create an overbearing feature nor result in any adverse loss of light. No privacy implications would occur as a result of the proposal as no windows would be inserted in the side elevation. In addition, a condition would be attached to any approval granted restricting the insertion of further windows or doors approved beyond this consent.

Due to the corner plot and the road of Grimstead Close, there would be no immediate neighbour to the west to be impacted by the proposed wrap round front and side extension. As such, the proposal would be sited 11 metres from the shared boundary with the neighbours to the west no.28 Tottenham Drive. The proposal would not result in an overbearing feature and no windows would be inserted in the side elevation and so no loss of light implications would occur.

Single storey rear extension:

The rear extension would wrap into the existing side extension. As a result, no.32 Tottenham Drive would feel additional built form running against the boundary, with a projection of 3 metres. The neighbouring property is sited 3 metres from the common boundary due to the neighbouring property being semi-detached and sited against the eastern boundary of the site. As such, the proposal would not be considered to create an overbearing feature and since the properties are south facing no loss of light would occur. No windows would be inserted in the side elevation of the proposal and so no adverse privacy implications would occur.

As the extension is single storey, no properties to the rear along Grimstead Close would be impacted by the proposal.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

Single storey front and side extension:

The single storey front extension would create a new entrance into the property and would wrap into the proposed side extension. A porch extension could be erected through the route of Permitted Development. Whilst the proposed side extension would have a larger width than the existing side extension, the agent justified the design for this via email on 9 January 2024, explaining this would create a positive set back which would break up a continuous length of brick work. The design with the different widths is not considered to create a visually unappealing structure and Highways raised no concerns from a visibility point of view on the corner. As such, the form of this element of the proposal is considered acceptable and pursuant to Policy DC1 of the UDP. Given the mix of property types and lack of established building lines, the extent of the projection forward is not considered to cause harm to the host dwelling.

Single storey rear extension:

The single storey rear extension utilises the existing form of the side extension to influence the projection of the proposal. The structure is therefore considered sympathetic and appropriate in size and form. The projection with a length of 3 metres would comply with Policy DC1.3 of the UDP and a larger extension could be erected through the route of Permitted Development.

Materials:

Materials to be used would match those within the host property and therefore be considered acceptable and a materials condition to this effect would be attached to any approval granted.

Car Parking

Car parking would be unaffected by the proposal. Plans show the existing car parking arrangements would still be retained, overcoming concerns raised by Highway Services.

Bin Storage

Space would still be retained for bins to be stored within the side or rear amenity space of the property.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner. Appropriate conditions have been attached to the approval granted.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 30 November 2023.

-Drawing- Site Plan- Site and Location Plan, stamped as received by the City Council as Local Planning Authority on 30 November 2023.

-Drawing- Proposed- Plan and Elevations, numbered SJ/02, stamped as received by the City Council as Local Planning Authority on 31 January 2024.

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

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

29 Tottenham Drive, Manchester, M23 9WH
1 Grimstead Close, Manchester, M23 9WD
25 Tottenham Drive, Manchester, M23 9WH
2 Grimstead Close, Manchester, M23 9WD
32 Tottenham Drive, Manchester, M23 9WZ
28 Tottenham Drive, Manchester, M23 9WZ
27 Tottenham Drive, Manchester, M23 9WH
23 Tottenham Drive, Manchester, M23 9WH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA