

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137352/FH/2023

Date registered valid: 28 June 2023

Proposal: Erection of a part single part two storey rear extension, together with side and rear roof dormer to form additional living accommodation.

Address: 24 Park Drive, Manchester, M16 0AH

Ward(s): Whalley Range Ward

Applicant: Mr Robin Gorse

Agent (if any): Mrs Amy Axon, Guy Taylor Associates

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 November 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22nd August 2023 and 28th November 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 October 2023 Expired: 28 October 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this householder application is a brick and render 2 storey bay fronted semi-detached dwellinghouse. It is identified as 24 Park Drive. It has garden areas to the front and rear with space for off road parking to the frontage. There are double gates that provide access to the rear. The front of the property has a gable front, and the sides are hipped.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with Manley Park and Manley Park primary School to the west. It is on a good public transport network and is close to local services.

Description of development

The proposal is for a single storey rear extension together with a side and rear dormer to create additional living accommodation. The application was originally for a three storey rear extension whereby the rear dormer continued up from the rear wall of the 2 storey extension. The reduction to what is now under consideration was submitted as a revised scheme following negotiation. The materials to be used would match those of the existing property, with the dormers being proposed with a contemporary approach being finished in grey metal cladding with red tiled roof which matches the existing roof. The single storey extension would have a mono-pitch roof and Velux style roof light in the roof slope to benefit from natural lighting.

Consultations & Notification Responses

Local residents were informed- There were two rounds of consultation that took place. One representation was received based on the original submission which did not object to the proposal, however suggested that the dormer be set back from the edge of the roof. The

proposed development since the revisions has the dormer set far back from the frontage and set well in off the eaves which accommodates those comments. There were no representations received on the back of the second round of consultations.

Issues

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)

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

Principle

The principle of extending an existing residential property in a residential area to create additional living accommodation is considered acceptable, subject to further assessment on impacts upon 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 to indicate otherwise.

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

Residential Amenity

The property is a large semi-detached dwellinghouse located on Park Drive. This particular property has had the benefit of a single storey rear extension that occupies part of the rear to the ground floor. There is also a single storey garage to the bottom of the garden. Originally the proposal was for an extension to the rear that carried straight up into the roof space which represented a three storey extension, however this was not subservient and was out of character with the host property. The scheme currently under consideration has been reduced to a single storey extension to the rear together with a side and rear dormer to facilitate the loft conversion.

The extension to the existing dwellinghouse would provide additional living accommodation in the form of extended dining room to the ground floor and a bedroom with en-suite within the roof-space.

The rear extension is in the form of an infill projecting off the original rear wall of the property. It comes out about half way of the depth of the existing single storey extension. There are no windows on the side elevation facing the common boundary with number 22 Park Road, with

the windows being in the rear elevation facing the applicants own garden. The dormer presents as a wraparound along the side and returning across the rear. Again there are no windows in the side elevations, with the windows overlooking the applicants rear garden. Given the modest size of the single storey rear and the large set back of the side dormer, there would be no impact on the neighbouring properties with regards to overlooking, loss of light, or loss of privacy. It is therefore considered that the proposed works would not have a detrimental impact upon the level of residential amenity currently enjoyed by the neighbouring properties.

Visual Amenity

The existing roof line is a hip on the side of the property. Even with the dormer to the side, given how far it is proposed to set it back from the front, it will still read as a hip when viewed within the street scene. As it moves down the side of the property towards the rear, the roof to the side becomes a half gable at the point the dormer hits. The dormer to the rear cannot be viewed from within the street scene. There are no windows in the side elevations of the dormers with windows only being in the rear. Given the set back and drop down, the proposal is not incongruous within the street scene, and retains subservience to the existing property. The materials to be used on the rear extension is proposed as brickwork, which is the same as the property adjoining at number 24 and is an original detail on all the neighbouring properties which is part of the ground floor constructed with brickwork, and the remainder being rendered. Even with the contemporary approach of the dormers with the grey zinc like metal cladding it is not considered that the proposal would have a detrimental impact upon the character of the property itself, the area within which it is located nor upon the visual amenity of the neighbouring properties.

The proposal would post development retain sufficient usable amenity space for the occupants of number 24 Park Drive, without impinging on the private space of the neighbouring properties.

The materials to be used would match those of the existing property and to provide a contemporary contrast and an appropriate condition to that effect would be attached to any consent granted.

Design and Siting- The design is similar to other properties within the immediate and wider area and consideration has been given to the proposed siting reducing the bulk and massing on the common boundaries. The dormers are similar to others that have been erected within the area, and is considered acceptable

Bin Storage- The bins are currently stored alongside the property behind the double timber gates, this would remain the same post development.

Parking- The proposal does not impact upon the availability of in curtilage parking.

Overall the proposed extensions are considered not to create any significant impact in terms of visual and residential amenity within the character of the general area. There are other properties within the immediate area that have also had the benefit of similar extensions to those proposed for number 24 Park Drive.

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 materials to be used on the external surfaces of the developments hereby permitted shall match those specified on the approved plans, including brickwork, mortar and patching in.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, 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.

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:

18-0027B-20-002 Rev P3 Proposed Elevations

18-0027B-20-001 Rev P3 Proposed Floor Plans

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, and as stated on the Householder Application Form and drawing 18-0027B-20-002 Rev P3 Proposed Elevations

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

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no 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.

Appendix 1 – List of consultees & neighbours notified

26 Park Drive, Manchester, M16 0AH
22 Park Drive, Manchester, M16 0AH
9 Park Drive, Manchester, M16 0AF
7 Park Drive, Manchester, M16 0AF
Manley Park Primary School, York Avenue, Manchester, M16 0AS

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
Area Team Boundary - Name: SOUTH AREA