

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137062/FH/2023

Date registered valid: 24 May 2023

Proposal: Erection of a single storey side and rear extension together with the installation of a rear roof dormer.

Address: 12 Danbury Walk, Manchester, M23 9FA

Ward(s): Brooklands Ward

Applicant: Mr Jeremy Wobschall

Agent (if any): Mr DK Seddon Howard & Seddon ARIBA

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 09 June 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 31 May 2023 Expired: 21 June 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terraced C3 dwellinghouse of redbrick with a slate tile dual pitch roof. The property features white uPVC windows, a front porch canopy, front garden bordered by timber panel fencing, and a detached outbuilding situated within the rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Boundary shared with No.14 Danbury Walk.



Figure 4. Boundary shared with No.10 Danbury Walk.



Figure 5. Rear-facing roof.



Figure 6. Rear garden.

Description of area

Danbury Walk is a pedestrianised residential street situated within the Brooklands ward of Manchester, close to Sandilands Primary School, Chesterton Road Playground and Altrincham Road (A560). The area is primarily residential in terms of its character, consisting of semi-detached and terraced residential properties.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension together with the installation of a rear roof dormer.

Planning History

No previous planning history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey side and rear extension together with a rear dormer in order to provide additional space for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes rather than move. However, consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon visual amenity, residential amenity, waste storage and parking.

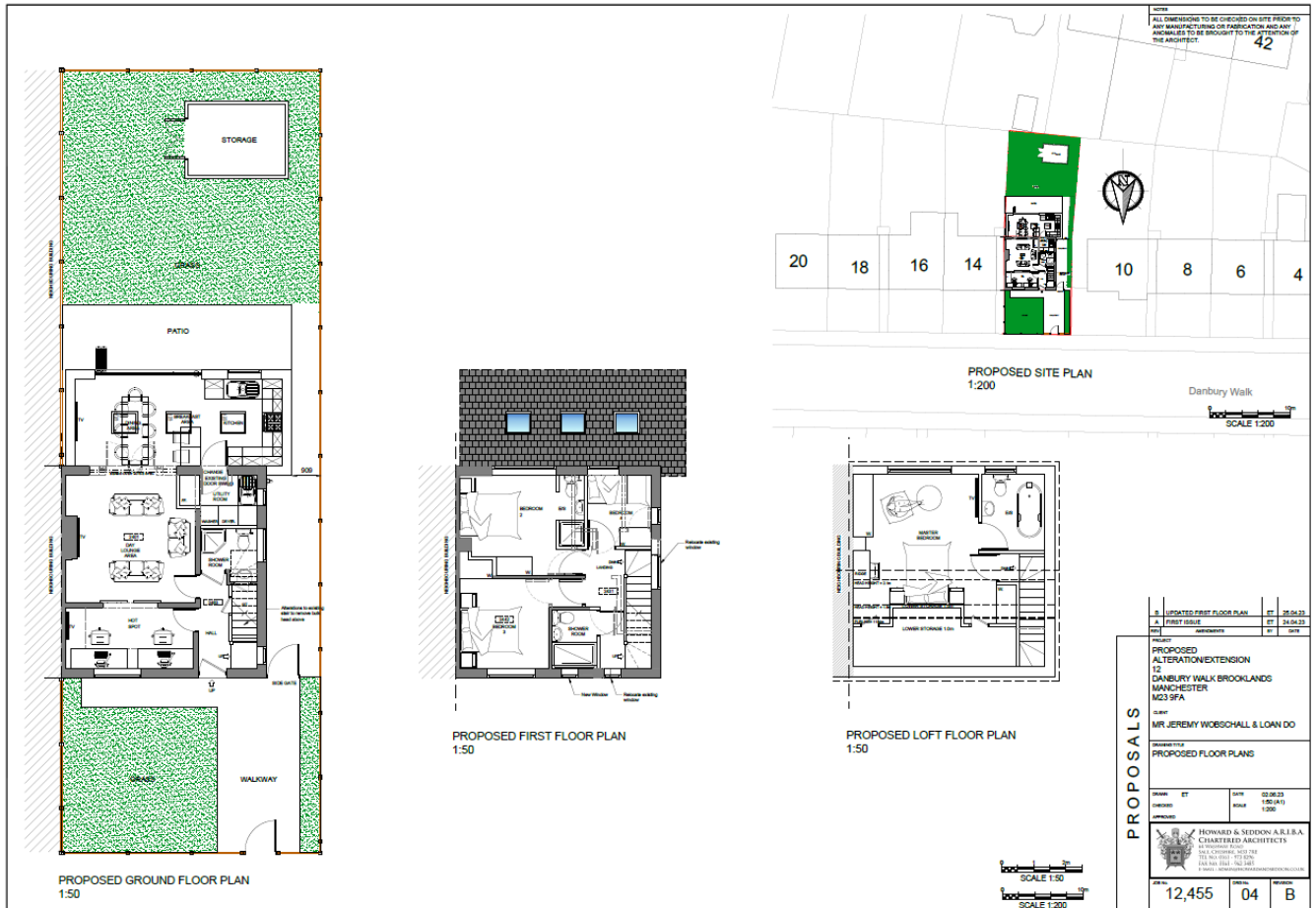


Figure 7. Submitted proposed plans.

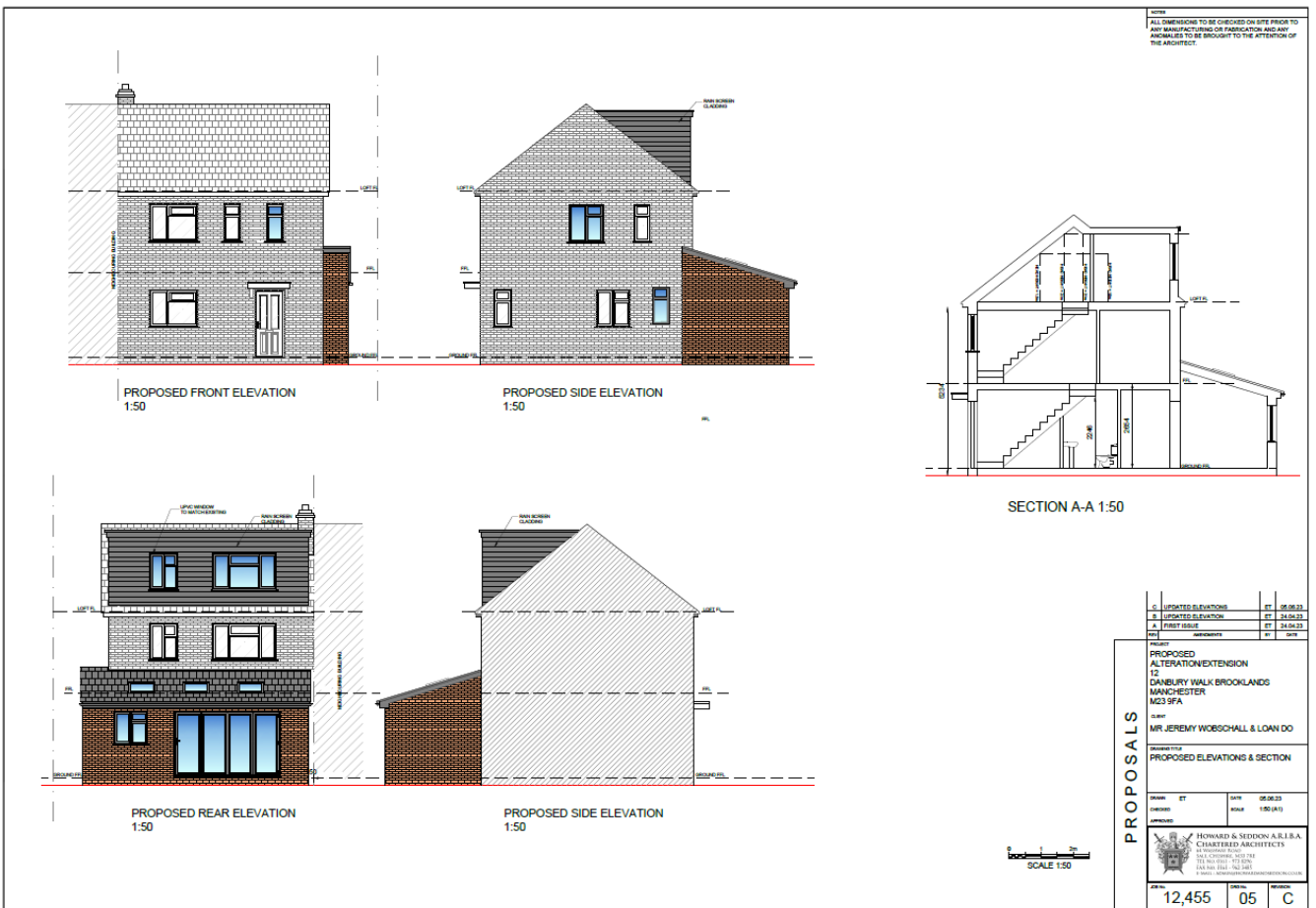


Figure 8. Submitted proposed elevations.

Siting, scale, and massing – the single storey extension would be sited at the side and rear of the property, facing southwest. It would project 2.999m from the rear elevation of the host dwellinghouse with a total length / depth of 3.299m, sideward projection of 0.787m, width of 7.046m, mono pitch roof height of 3.676m and an eaves height of 2.389m. A gap of 0.909m would be maintained to the boundary shared with No.10 Danbury Walk and a gap of 0.125m would be maintained to the boundary shared with No.14 Danbury Walk.

The 2.999m rearward projection accords with the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable.

The proposal also includes the installation of a dormer window which would be installed on the rear-facing roof of the property. The dormer would be set 0.318m below the existing roof ridge and 0.307m above the eaves. It would not occupy the full width of the roof, leaving a gap of 0.049m to the boundary shared with No.14 Danbury Walk and a gap of 0.1m to the gable end. Its dimensions would be as follows: 3.098m in length / depth, 6.435m in width, and 2.343m in height with a resulting volume of 23.35 cubic metres.

The dormer is therefore understood as being close to permitted development, with the choice of materials being the only quality which prevents it from being so. In terms of its scale, the dormer is believed to be subservient to the host dwellinghouse as well as being appropriately sited.

Overall, the siting, scale, and massing of the proposed developments is considered acceptable as they are not considered to result in ‘excessively large or bulky’ additions to the property, with the proposal therefore being deemed acceptable due to its accordance with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the single storey side and rear extension would be built of brickwork and grey slate tiles to match the existing in addition to a timber door and uPVC windows. The front and side elevations of the extension would be blank, whilst its rear elevation would feature one bi-folding door and one window, and its rear-facing roof would feature three flat skylights.

The rear dormer would feature grey rain screen cladding with uPVC windows to match the existing. Its side elevations are to be blank and featureless, whilst its rear elevation would feature two windows.

The proposed developments are considered to be relatively standard in terms of their design and would be in-keeping with the overall precedent for residential extensions in the area. The rear extension would utilise materials that would be either in-keeping or subservient to those already present at the property and, as such, should provide a blended appearance with the host dwellinghouse. Moreover, though the dormer’s grey cladding would not match the existing grey slate tile roof of the property, it is considered acceptable as the dormer would be sited at the rear of the property and, as such, would not be readily visible within the street scene or public realm. The overall character of the host dwellinghouse and its surrounding area should therefore not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the side and rear extension would be single storey with blank side elevations, the proposal is not considered to have a detrimental impact upon the residential amenity of neighbouring occupiers in terms of loss of light and privacy. Moreover, it should also

be noted that the extension's 2.999m rearward projection accords with the limit stipulated within policy DC1 of the UDP (of 3.65m), therefore corresponding with Council policy. This is further bolstered by the fallback position whereby a single storey rear extension could be erected under permitted development rights, without the need for an application for planning permission, at the application property with a rearward projection of 3m.

Due to the siting, scale, and orientation of the rear dormer, it is not considered that it would cause undue harm to residential amenity in terms of loss of light, overshadowing, or loss of privacy, particularly given that the only windows are to be rear facing. These windows would be set back from the eaves and would therefore provide no further degree of overlooking than any existing rear windows at first floor level and, as such, should not compromise the privacy of neighbouring occupants.

In addition to this, no objections have been received from local residents.

The proposed developments are therefore acceptable in regard to their minimal effect upon residential amenity as they accord with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Conclusion – given the above issues, it is considered that the proposed developments are acceptable in terms of their principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as they broadly comply with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

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

2) The development hereby approved shall be carried out in accordance with the revised drawings labelled:

- 'PROPOSED FLOOR PLANS', numbered '04 REV B', stamped as received by the City Council as Local Planning Authority on the 5th June 2023.

- 'PROPOSED ELEVATIONS & SECTION', numbered '05 REV C', stamped as received by the City Council as Local Planning Authority on the 5th June 2023.

'PROPOSED SITE PLAN', numbered '03 REV A', stamped as received by the City Council as Local Planning Authority on the 24th May 2023.

Reason - To ensure 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 developments hereby permitted shall match those specified on the submitted application form, approved plans, and agent email correspondence (dated to the 6th June 2023), including brickwork and roof tiles to match the existing on the single storey side and rear extension and grey rain screen cladding on the rear dormer.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

34 Chesterton Road, Manchester, M23 9LB
14 Danbury Walk, Manchester, M23 9FA
36 Chesterton Road, Manchester, M23 9LB
9 Danbury Walk, Manchester, M23 9FA
13 Danbury Walk, Manchester, M23 9FA
11 Danbury Walk, Manchester, M23 9FA
10 Danbury Walk, Manchester, M23 9FA

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