

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137458/FH/2023
Date registered valid: 2 August 2023
Proposal: Erection of a single storey rear extension and a first floor side extension to form additional living accommodation.
Address: 17 Norview Drive, Manchester, M20 5QF
Ward(s): Didsbury East Ward

Applicant: Mr Iqbal & Mrs Shaheda Ahmed
Agent (if any): Mr Talat Zeria, HSH Engineering Design Service Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25th September 2023



Application details

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	12 September 2023	
Standard consultations:	Printed: 4 August 2023	Expired: 25 August 2023
Neighbour notifications	Printed: 4 August 2023	Expired: 25 August 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 site relates to a two storey semi detached property located at the head of a Cul de sac in the Didsbury East ward area of Manchester. The property has previously undergone several enlargements to the side and rear. Hardstanding forming a driveway is to the front with paved and grassed amenity area to the rear. Some paving is also along the side.



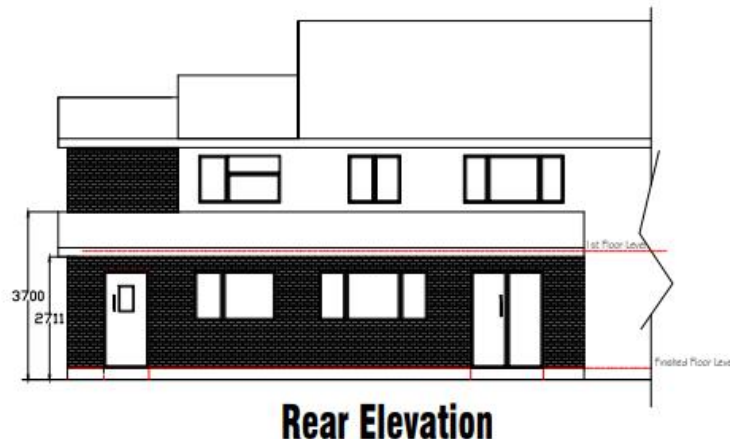
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension and first floor side extension to form additional living accommodation.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. A letter of objection has been received as a result of this proposal. Summary of comments as follows:

- Will see a big wall which is higher than existing will be worse.
- New extension means no privacy at all from where the proposed
- Will block light
- Current spotlight is too powerful

Local Member – Cllr Simcock requested more details to be provided to the applicant with regards to a response from the City Council

Floodrisk - Attach condition if approved.

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 EN19 Waste
- o Policy EN14 – Flood Risk
- 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

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. 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. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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

History

Previous planning applications relating to this site as follows:

081033/FH/2006/S2 - Application Withdrawn - 20.12.2006 Retrospective Application for the erection of a 2 storey side extension to form additional living accommodation

076965/FH/2005/S2 - Application Refused - 26.10.2005 Erection of a first floor side extension to form additional living accommodation

072792/FH/2004/S2 - Application Approved - 06.10.2004 Erection of 1st floor rear extension and 2 storey side extension to form additional living accommodation

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey rear extension and first floor side extension to form additional living accommodation for a disabled resident at the property. There have been raised concerns with regards to the proposal being higher than existing, loss of privacy and loss of light.

Single storey rear

The proposed extension would be sited across the back wall in line with the side wall of the house extending up to the shared boundary with the adjoining property no. 15 Norview with a projection off the rear wall measuring 3.0m. The height would measure approximately 3.7m and would have a mono pitched roof. Windows are proposed on the rear with double doors and a single door, no windows are proposed along the side. Given the location of the glazing, it is not anticipated that there would be any overlooking or loss of privacy afforded by the position of the windows or doors.

It is not anticipated that the introduction of a single storey extension in this location would provide any undue harm on the occupiers of properties either side of the application site.

First Floor

As part of the changes, the applicant is proposing the erection of a first floor side extension which would be set back considerably from the principle elevation of the property and would be positioned above an existing single storey side extension measuring 4.5m in length to a width of 2.380m in line with the ground floor and rear wall of the house. A gap would be retained to the shared boundary with properties along Farlands Drive. The roof would be gabled to reflect the existing design of roof of the property and would be set considerably lower than the existing two storey side extension roof. No windows are proposed along the side so there is no issue with regards to overlooking or loss of privacy to the rear of properties along Farlands Drive. Windows are proposed on the front elevation; however, this is considered to be acceptable and would not provide any further overlooking than that of existing bedroom windows.

Given that there is a gap to the shared boundary of properties along Farlands Drive and further distance to the rear windows of properties along this road, it is considered that the introduction of an extension in this location is acceptable. The proposal is considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is not believed to impact upon the visual amenity of the area.

The extension would have limited visibility from the public highway, however, would feature within the street scene. Some of the surrounding properties have been altered and extended featuring rear or side extensions, however, the character of the area has been retained. It is therefore considered that the appearance is acceptable and its impact upon visual amenity is considered negligible.

Although the property has undergone several enlargements in the past, in this particular case, the City Council has taken into consideration the need for adaptations for disabled residents to allow occupiers to reside and the property comfortably.

In this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore 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 materials as specified on the proposed application forms. 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.

Disabled access

The application has been submitted with the consideration of two disabled persons residing at the property to provide additional living accommodation. The proposal, therefore, complies with DC1.5 of the UDP. It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Flood risk

The application site lies within Flood Zone 2. As such, the Flood Risk Management team have recommended that a pre-commencement condition, requiring the applicant to submit a flood risk assessment prior to any development, be attached to the decision notice.

However, in these circumstances, attaching the aforementioned condition is believed to be unnecessary and excessive as the submitted drawings indicate that the floor level of the proposed extension is to be consistent with the existing floor level of the host dwellinghouse. Moreover, the submitted plans indicate that the proposed extension would feature an access / egress point along its rear elevation, thus ensuring the retention of adequate emergency evacuation routes in the event of a flood.

The proposal is therefore understood as complying with the Government's standing advice and policy EN14 of the Core Strategy

Refuse Storage

Existing arrangements are not altered by the proposal and therefore it is considered that the storage of refuse bins would remain the same.

Parking

The existing car parking arrangements are unaffected by this proposal, a driveway is still retained at the front of the property.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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 3rd July 2023 numbered 05 Proposed Ground Floor Plan

Received 3rd July 2023 numbered 06 Proposed First Floor Plan

Received 25th September 2023 numbered 08A Proposed Side Elevations

Received 25th September 2023 numbered 07C Proposed Front and Rear 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 hereby permitted shall match those as specified on the 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

15 Norview Drive, Manchester, M20 5QF
8 Farlands Drive, Manchester, M20 5GB
10 Farlands Drive, Manchester, M20 5GB
25 Norview Drive, Manchester, M20 5QF
23 Norview Drive, Manchester, M20 5QF
19 Norview Drive, Manchester, M20 5QF
69 Broad Oak Lane, Didsbury, Manchester, M20 5QB
71 Broad Oak Lane, Didsbury, Manchester, M20 5QB

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA