

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136993/FH/2023

Date registered valid: 25 May 2023

Proposal: Erection of a part single/part two storey side and rear extension to provide additional living accommodation.

Address: 23 Heyridge Drive, Manchester, M22 4HB

Ward(s): Northenden Ward

Applicant: Foluke Fajumi

Agent (if any): Matt Vizard KVA Architectural Solutions

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

Recommendation: Approve

Date of recommendation: 18 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 June 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 30 May 2023 Expired: 20 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 semi-detached C3 dwellinghouse of redbrick with a red clay tile hipped roof and black and white timber detailing to its gable end roof form along its front elevation. The property features white uPVC windows, including a two-storey bay to the front, a paved driveway, and detached outbuilding situated within its spacious rear garden.



Figure 1. Principal elevation.



Figure 2. View along the side of property.



Figure 3. View of side of property and shared boundary.



Figure 4. Rear view of property.

Description of area

Heyridge Drive is a residential cul-de-sac situated within the Northenden ward of Manchester, close to Palatine Road (B5167), the River Mersey and Manchester Outer Ring Road (M60). The area is mixed in terms of its character, consisting of semi-detached and terraced residential properties, whilst benefitting from its proximity to the local high street as well as motorway transport routes.

Description of development

The applicant is seeking permission for the erection of a part-single / part-two storey side and rear extension to provide additional living accommodation.

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 part-single / part-two storey side and rear extension in order to provide additional living accommodation 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 and impact upon visual and residential amenity, waste storage and parking.



Figure 5. Submitted proposed elevations.

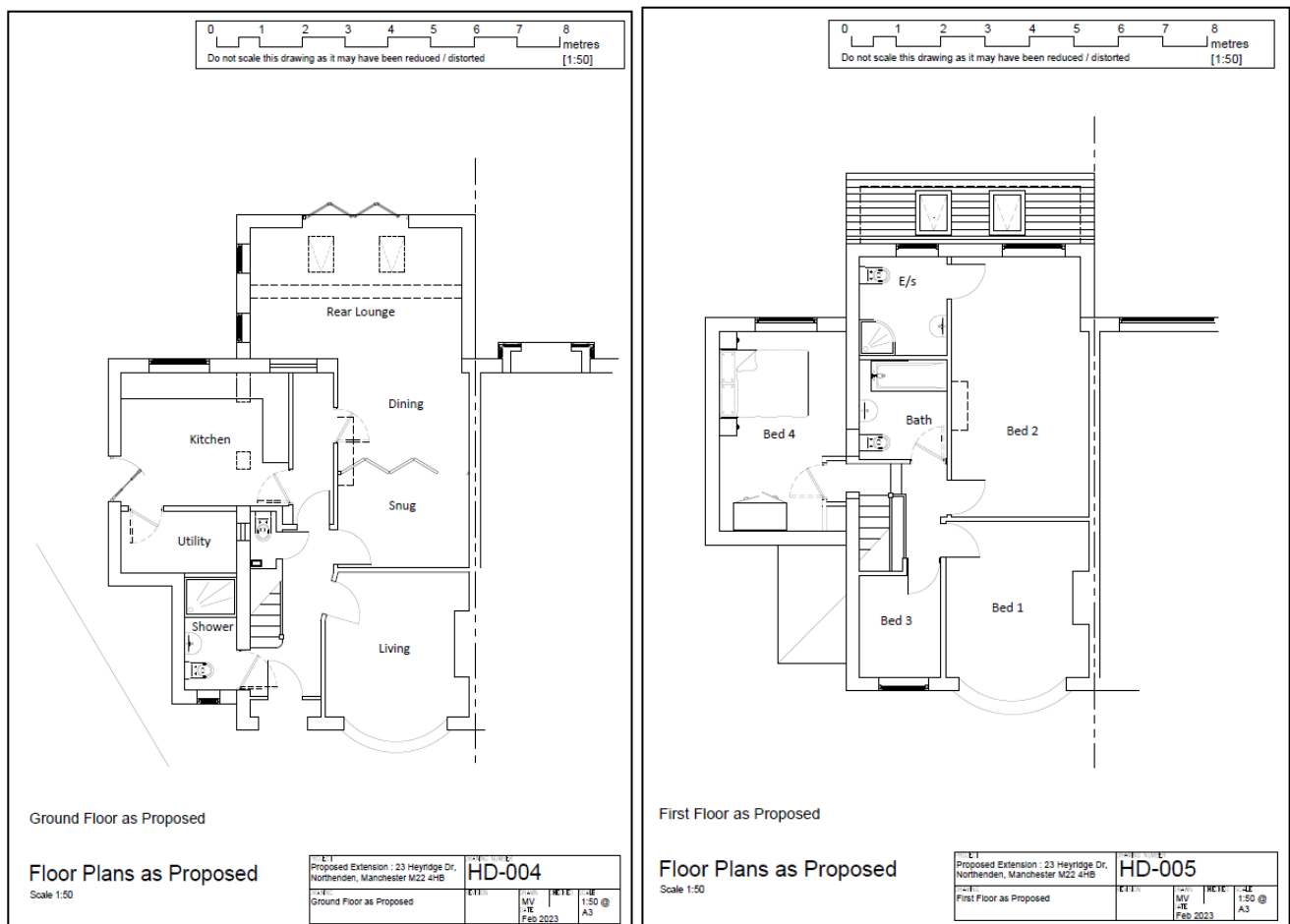


Figure 6. Submitted ground and first floor plans.

Siting, scale, and massing – the part-single / part-two storey extension would be sited at the side and rear of the property, along its south and west elevations.

The 'side' portion of the extension would be staggered so as to maintain a 0.8m gap to the boundary shared with No.21 Heyridge Drive. At ground floor level, the extension would be set back 0.6m from the front of the host dwellinghouse, projecting 1.525m sideways at the front and 2.999m sideways at the rear. Its total length / depth would be 7.749m, whilst its hipped roof height would be 3.846m and its eaves height would be 2.588m. At first floor level, the extension would be set back 3.269m from the front of the host dwellinghouse and would measure to 5.102m in length / depth, 2.999m in width, with a hipped roof height of 7.027m and an eaves height of 5.237m. As such, the extension would be set 1.774m below the ridge of the main roof with the eaves set at the same level as the existing.

The 'rear' portion of the extension would be sited along the boundary shared with No.25 Heyridge Drive with no gap maintained. At ground floor level, it would project 3.252m rearwards, with a width of 5.558m, mono pitch roof height of 3.491m and an eaves height of 2.492m. At first floor level, the extension would project 1.663m, with a width of 5.558m, hipped roof height of 7.387m and an eaves height 5.237m. As such, the extension would be set 1.414m below the ridge of the main roof with the eaves set at the same level as the existing.

The extension's maximum rearward projection of 3.252m does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable. Moreover, given the property's spacious rear garden, the overall siting, scale, and massing of the proposal is considered to be appropriate for the application site due to the plot's considerable size. As such, it is understood that the proposed extension would not result in an 'excessively large or bulky' addition to the property, thereby according with policies DM1 and SP1 of the Core Strategy as well as policy DC1 of the UDP.

Appearance and visual amenity – the proposed development would be built of facing red brickwork and red clay roof tiles to match the existing.

At ground floor level, the 'side' portion of the extension would feature one window to the front, one window to the rear and one inward-opening door to the side. At first floor level, the front and side elevations of the 'side' extension would be blank, whilst its rear elevation would feature one window. At ground floor level, the 'rear' portion of the extension would feature a blank northern elevation, two windows on its southern elevation and one bi-folding door along its rear elevation in addition to two flat skylights. At first floor level, it would feature blank side elevations and two windows along the rear.

The proposal is considered to be relatively standard in terms of its design and scale for developments of this type as well as being in-keeping with the overall precedent of residential extensions in this locale. Moreover, though it is acknowledged that elements of the proposal would be visible within the street scene, the extension's use of matching materials is believed to mitigate any potential visual harm caused as the development's appearance should blend with that of the host dwellinghouse, thus avoiding forming a prominent / visually incongruous feature.

The design and appearance of the proposed extension 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.

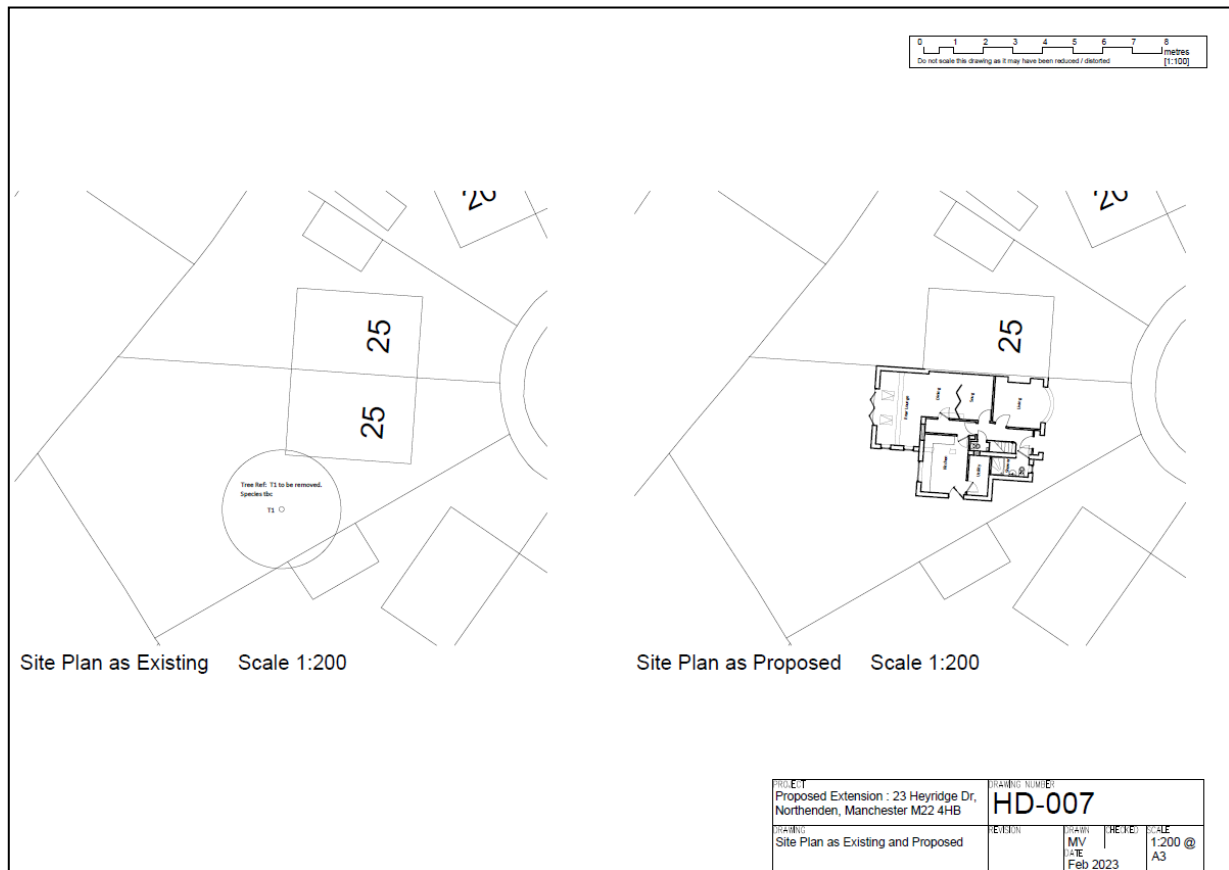


Figure 7. Submitted existing and proposed site plan.

Residential amenity – the proposed extension would have a minimal impact upon the residential amenity of neighbouring occupants due to its relatively minor rearward projection (3.252m at ground floor level, 1.663m at first floor) and given that its ‘side’ portion would be located to the south of the host dwellinghouse with a gap of at least 0.8m maintained to the shared boundary. With this in mind, it is believed that the proposal should not cause issues associated with overshadowing or loss of light, nor should it introduce an overbearing presence into the area, due to its siting towards the back of the property, away from the street scene and neighbouring dwellinghouses. Moreover, though the ‘rear’ portion of the proposal would feature two windows on its southern elevation, this is not considered to infringe upon the privacy of those residing at No.21 Heyridge Drive as a considerable gap to the boundary would be maintained. In addition, no objections were received in response to this application.

The proposal is therefore considered acceptable in regard to its minimal effect upon residential amenity, thereby according 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 the proposal.

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

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste storage and parking as it broadly complies 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 following documents labelled:

- 'Householder Application for Planning Permission for works or extension to a dwelling', stamped as received by the City Council as Local Planning Authority on the 17th May 2023.

- 'Ground Floor as Proposed', numbered 'HD-004', stamped as received by the City Council as Local Planning Authority on the 17th May 2023.
- 'First Floor as Proposed', numbered 'HD-005', stamped as received by the City Council as Local Planning Authority on the 17th May 2023.
- 'Elevations as Proposed', numbered 'HD-006 REV A', stamped as received by the City Council as Local Planning Authority on the 25th 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 extension hereby permitted shall match those of the existing dwellinghouse 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.

Appendix 1 – List of consultees & neighbours notified

25 Heyridge Drive, Manchester, M22 4HB
14 Heyridge Drive, Manchester, M22 4HB
21 Heyridge Drive, Manchester, M22 4HB
12 Heyridge Drive, Manchester, M22 4HB
10 Heyridge Drive, Manchester, M22 4HB
32 Kenworthy Lane, Manchester, M22 4EJ
30 Kenworthy Lane, Manchester, M22 4EJ

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 (Less) -
Area Team Boundary - Name: SOUTH AREA