

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136143/FH/2023

Date registered valid: 3 February 2023

Proposal: Erection of single storey extensions to the front, rear and side of the property to form additional living accommodation

Address: 13 Greenoak Drive, Manchester, M33 3QA

Ward(s): Brooklands Ward

Applicant: Mr & Mrs Alman Chow

Agent (if any): Mr Gary Hill, Gary Hill Designs

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

Recommendation: Approve

Date of recommendation: 17 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16th March 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 June 2023 Expired: 30 June 2023 (second round)

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 comprises a single storey attached bungalow in the Brooklands ward of Manchester. It is of brick and tile construction. The property has a projecting garage with a flat roof to the front. The front is part paved and part laid to lawn with landscaping along the boundary. To the rear the layout is a 'U' shape with one arm of the 'U' being the neighbouring property. There is currently a large car port style sun lounge with an open back. This is to be demolished to facilitate the development. The garden area is of a good size and is mainly paved with some lawn.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, comprising of properties the same age and style to the proposal site in the immediate area, and brick built semi and detached houses.

Description of development

The proposal is for the erection of a single storey extension adjoining the garage to the front of the property and a single storey flat roof extension to be used as a sun room following the demolition of the existing sun room to the rear.

Consultations & Notification Responses

Local Residents were informed- one representation has been received which raised concerns over the extension to the rear as the proposed extension would be built up against the common boundary resulting in three high level windows on the adjoining property being obscured. There were also concerns with the extension to the front of the property extending up to the neighbouring boundary, and the impacts upon loss of light that this could have.

These issues were relayed to the agent, and the scheme now under consideration has addressed these issues. A second round of consultation has taken place, and no further representations have been received on the basis of the revised plans.

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 allowing residents to extend their homes to provide enlarged or improved accommodation on a residential property in an established residential area is considered acceptable, provided that there is no overriding, undue impact upon the residential and visual amenity of the neighbouring properties, or on the character of the property itself or the area within which it is located.

In this instance it is not considered that the proposal would have a detrimental impact upon either the residential or visual amenity of the neighbouring properties and there are no 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 characteristics of the properties along this street frontage have projecting apron front single storey garages. Some of the other properties within the drive have had the benefit of similar extensions to the front and rear as that proposed by this application. The applicant proposes to erect a single storey front extension which would adjoin an existing projecting single storey front garage. It would retain a gap of 1.365 to the common boundary with the neighbouring property as per the revised scheme. The projection would be set back a good distance from the current front building line of the garage. The height to eaves would be in line with the existing eaves, and the height of the roof is set down from the main roof of the dwellinghouse.

The extension to the rear is set in off the common boundary of number 15 Greenoak Drive which has now removed the previous issue of blocking in the high level windows of number 15 Greenoak Drive. The proposed roof would be flat in construction

No windows are proposed on the side elevations that abut the neighbouring properties, with one window serving the internal corridor of the sun room which overlooks the applicants own garden. The remaining windows either overlook the applicants front or rear garden. Given that gaps would be retained to the neighbouring property, it is not anticipated that the proposal would give rise to undue harm caused by the introduction of the extensions to the front and rear including overlooking or loss of privacy.

Visual Amenity

The front extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area has already changed over time as the houses in the immediate vicinity are themselves altered to some extent, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible. The extension to the rear would not be viewed. The materials to be used would match those of the existing property and an appropriate condition to that effect would be attached to any consent granted.

On balance, the extensions are considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and it is not considered that the proposal would have a detrimental impact upon either the property itself or the character of the area within which it is located.

Siting, scale and massing

The size and footprint of the proposed extensions are 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 is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to match the existing as specified in the application form. The design is typical of the other extensions that have been constructed within the area and would not adversely 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

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal, they are currently stored within the garage, and this will remain the situation post development, and as such accords with policy EN19 of the Core Strategy.

Parking

There is off street parking provided by the driveway at the front of the property, and the garage space which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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 it has been determined in accordance with both national and local policies.

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:

Proposed Plans-3 Rev A received June 2023

Proposed Elevations- 4 Rev A received June 2023

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/drawings in type, size, colour and texture.- including patching in.

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

12 Greenoak Drive, Manchester, M33 3QA

11 Greenoak Drive, Manchester, M33 3QA

15 Greenoak Drive, Manchester, M33 3QA

14 Greenoak Drive, Manchester, M33 3QA

10 Greenoak Drive, Manchester, M33 3QA

7 Cranleigh Drive, Manchester, M33 3PL

5 Cranleigh Drive, Manchester, M33 3PL

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) -

Area Team Boundary - Name: SOUTH AREA