

Planning

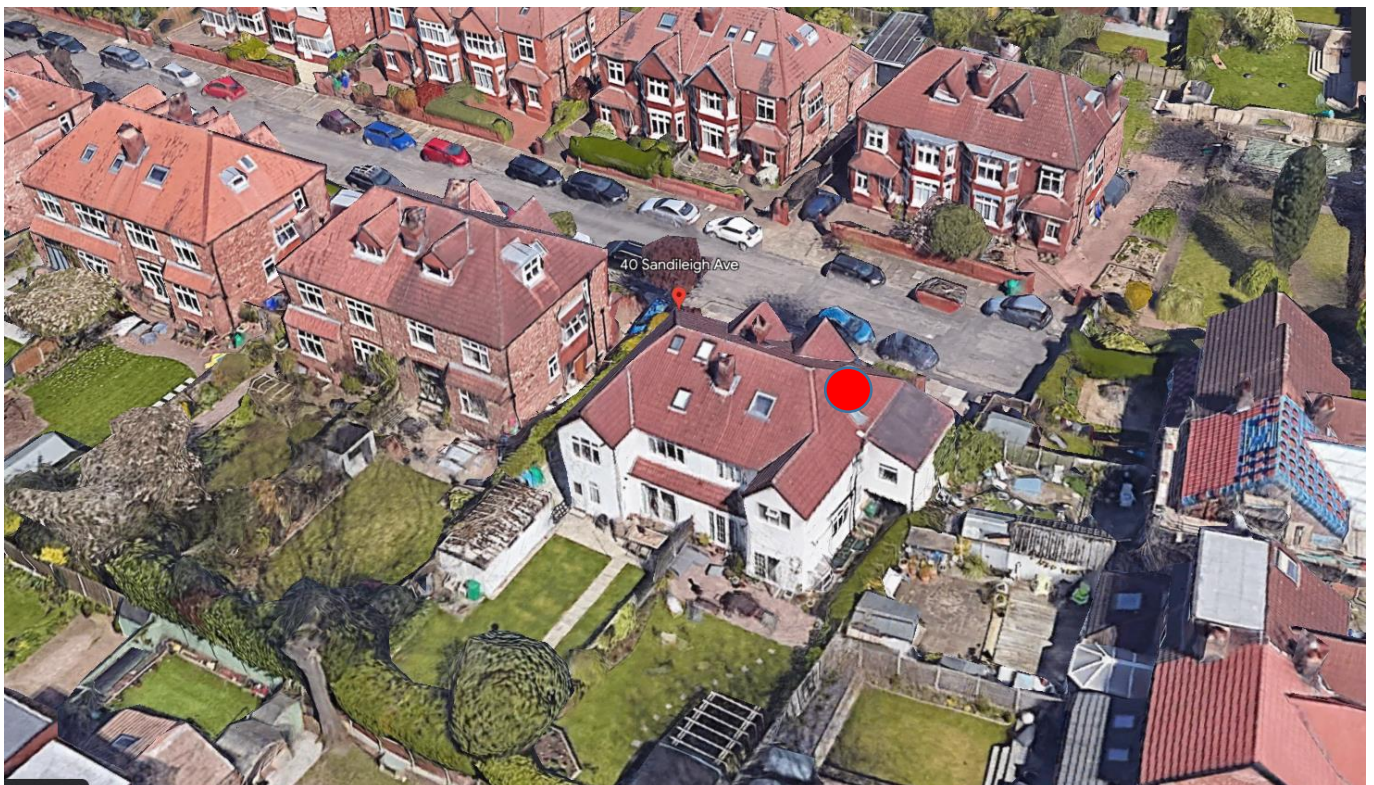
Growth & Development

Delegated officer report for planning application

Application no. 136125/FH/2023
Date registered valid: 2 February 2023
Proposal: Erection of a single storey side and rear extension together with associated elevational alterations to provide additional living accommodation
Address: 40 Sandleigh Avenue, Manchester, M20 3LW
Ward(s): Didsbury West Ward

Applicant: Messrs Harry and Scott Mather-Strawson
Agent (if any): Mr Tim Turner, Tim Turner Architecture
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29th March 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	14 March 2023
Standard consultations:	Printed: 16 February 2023 Expired: 9 March 2023
Neighbour notifications	Printed: 7 March 2023 Expired: 28 March 2023
Site notice	Posted: 28 February 2023 Expired: 21 March 2023
Press advert	Published: 28 February 2023 Expired: 21 March 2023
Departure from Development Plan:	No
Environmental Statement:	Not required

Description of site/building

The site relates to a two storey end semi detached property located at the end of a road within the Ballbrook Conservation area. The site benefits from a first floor side extension with car port and two storey rear outrigger with original single storey rear projection. Gardens are to the front and rear with off road car parking to the front. Timber gates restrict access to the rear of the property. The property features gable fronted bay windows and is constructed in brick and render. A storm porch is to the front with decorative timber columns.



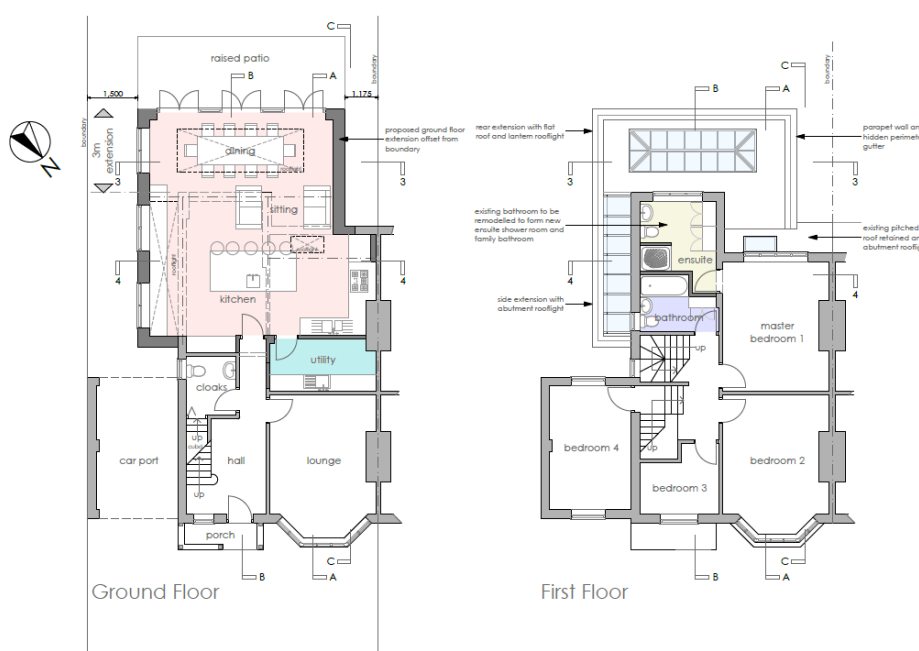
Listed building:	Not applicable
Conservation area:	Ballbrook Conservation Area 1992
Tree Preservation Order:	Not applicable

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 side and rear extension together with associated elevational alterations to provide additional living accommodation



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There have been no comments in respect of this proposal.

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 DC18 for Conservation Areas
- 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 3 Heritage
- o Policy EN19 Waste

o The National Planning Policy Framework (NPPF)

Principle

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:

136126/FO/2023 - Application Returned - Partial demolition of rear and side wall of existing dwelling house in Ballbrook Conservation Area in order to construct a new ground floor extension.

059181/TCA/SOUTH1/00 - Application Approved - 28.06.2000 - NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN BALLBROOK CONSERVATION AREA Re-pollard to boling of 1 tree and fell 1 tree

F05626 - Application Approved - 26.11.1976 - Extension at 1st floor level side of house to form study/bedroom.

Residential amenity

The applicant is seeking planning permission for the erection of a single storey side and rear extension together with associated elevational alterations to provide additional living accommodation.

The extension would be sited along the side of the property set back considerably from the front wall of the property retaining a gap from the rear wall of the car port and the shared boundary with properties along Mayville Drive. The projection beyond the rear outrigger would be 3.0m and would wrap around the property extending across the rear wall and retaining a gap to the shared boundary of the adjoining semi-detached property measuring 1.175m.

Three sets of double doors with elongated windows in between are proposed along the rear elevation. Three sets of windows are proposed along the side facing the rear properties along Mayville Drive. Given the existing boundary treatment and the retained gap to the shared boundary, it is not anticipated that there would be any overlooking or loss of privacy given by the windows along the side. There are no windows proposed on the side elevation facing the adjoining semi-detached property.

The roof would be flat at the rear with the inclusion of a large roof lantern. The flat roof would adjoin an existing mono pitch sloping roof of the existing single storey rear projection. There would be a sloping roof light along the side elevation of the proposed extension.

Given the retained gap to the shared boundary with no 38 Sandleigh Avenue together with the fact that the proposal is single storey, it is not considered that the addition of a single storey side and rear extension would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers of this property. In addition, the applicant proposes some elevational alterations comprising the installation of a first floor side window. Although this window is to serve a bathroom, a condition for obscure glazing has been attached to ensure there is no overlooking or loss of privacy given by the introduction of a window in this location especially as the window would face the rear of no. 23 Mayville Drive.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are 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. In terms of the proposed materials, it is intended to use matching brick as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Impact on the Ballbrook Conservation Area

The proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme.

The proposal would be located in a suitable position and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Disabled access

Not applicable

Refuse Bins

The storage of refuse bins are not affected by this proposal as access to the rear is retained, therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be unaffected by the proposal and would be retained on the front driveway.

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 subservient to the original dwelling house and the proposal 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. The application has been determined in a timely manner and in accordance with the policies within 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 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 on 2nd February 2023 numbered 11 Proposed Rear Elevation (South)

Received on 2nd February 2023 numbered 12 Proposed Side Elevation (East)

Received on 2nd February 2023 numbered 13 Proposed Section 3-3

Received on 2nd February 2023 numbered 14 Proposed Section 4-4

Received on 2nd February 2023 numbered 15 Proposed Section A-A

Received on 2nd February 2023 numbered 16 Proposed Section B-B

Received on 2nd February 2023 numbered 17 Proposed Section C-C and Side Elevation (West)

Received on 2nd February 2023 numbered 20 Proposed Rear Elevation (South) Rendered

Received on 2nd February 2023 numbered 21 Proposed Side Elevation (East) Rendered

Received on 2nd February 2023 numbered 22 Proposed Section C-C and Side Elevation (West) Rendered

Received on 24th February 2023 numbered 10 Revision A Proposed Ground and First 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 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.

4) Before first occupation the window in the side elevation at first floor facing no. 23 Mayville Drive shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Ballbrook Conservation Area Group

35 Sandileigh Avenue, Manchester, M20 3LN
27 Mayville Drive, Manchester, M20 3RB
25 Mayville Drive, Manchester, M20 3RB
23 Mayville Drive, Manchester, M20 3RB
21 Mayville Drive, Manchester, M20 3RB
19 Mayville Drive, Manchester, M20 3RB
38 Sandileigh Avenue, Manchester, M20 3LW
33 Sandileigh Avenue, Manchester, M20 3LN
39 Danesmoor Road, Manchester, M20 3JT
37 Danesmoor Road, Manchester, M20 3JT
35 Danesmoor Road, Manchester, M20 3JT

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
Conservation Area - Ballbrook Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA