

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135085/JO/2022

Date registered valid: 20 October 2022

Proposal: Variation of conditions 2 (specified plans) and 3 (materials) attached to planning permission reference 133223/FH/2022, for erection of a part first, part two storey side extension and part single, part two storey rear extension, including installation of dormer to rear to provide additional living accommodation with associated elevational alterations to allow changes to the materials to be used on the gable and rear elevations

Address: 7 Harefield Drive, Manchester, M20 2SZ

Ward(s): Didsbury West Ward

Applicant: Mr Reuben Saffer

Agent (if any): Mr Robert Innocent, IGL Surveying Ltd

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12.01.2023

Application details

Type of application: Variation or Removal of Condition
Development type: Householder
Date of site visit: 06.01.2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 November 2022 Expired: 24 November 2022

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

Description of site/building

The application site is a 1950's red brick and render semi-detached dwelling situated on the south-western side of Harefield Drive in the Didsbury West ward. The property has an attached garage at the side, front driveway, rear conservatory and front and rear gardens. This house type has a complex roof structure with a series of hips and valleys. There is also a characteristic first floor porthole window serving a bathroom.



Description of area

The surrounding area comprises of a similar housing typology north of Fletcher Moss / Simon Playing Field and east of Bradley Fold allotments which shares a boundary with the rear garden.

Description of development

Planning approval reference 133223/FH/2022 granted planning permission for the erection of a part first, part two storey side extension and part single, part two storey rear extension, including installation of dormer to rear to provide additional living accommodation with associated elevational alterations. The proposal enlarges the existing floorspace and includes demolition of the rear conservatory and loss of the garage. These approved proposals were under construction at the time of the site visit.

The current variation of condition application seeks to amend changes to the materials to be used on the gable and rear elevations to render rather than brick.

Consultations & Notification Responses

The application was notified to 4no. neighbouring occupiers ; no comments were received.

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies of relevance to this application:

- For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

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.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable subject to satisfactory impacts on residential and visual amenity. The principle of the extensions in terms of scale were previously considered acceptable in approving planning application 133223/FH/2022. The proposals were considered to be of an acceptable scale, through this application consideration is required as to the acceptability of the side and rear walls of the extension being finished in render to match the existing property rather than a brick finish and some minor amendments to the arrangements of fenestration and doors to the rear.

Residential amenity - The proposals were previously considered to have an acceptable impact on residential amenity. The proposal is a modest amount of development at the side and rear. The majority of the proposals remain as per the approval in terms of size and projection.



The amendments to fenestration at ground and first floor are not expected to give rise to greater or differing impacts to those previously approved whilst window arrangements to the side and front elevation remain unaltered.

Visual amenity- The proposal was previously considered to have an acceptable impact on visual amenity. The amended proposals seek the replacement of brick finishes to the side and rear walls of the extension and replacement with render to match at first floor on the side and across both floors to the rear that found at the front of the property. The main visible elevation at the front of the property would be retained in a finish that matched the original approval with a mix of render to first floor and brick to the ground floor to reflect the general character in the street. Given restricted views of the side and rear elevation together with the use of materials that have a similar visual appearance to the front elevation the change to the materials is considered acceptable.

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

The application has been determined in a positive manner, in this instance no issues have arisen during consideration of the proposals.

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 from the date of planning permission reference 133223/FH/2022, that date being 23rd May 2022.

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 :

Application form

Location / Block Plan Ref: 3450/LP received on the 30th September 2022

Proposed Ground floor Plans Ref: 3450/P/01-1 received on the 11th October 2022

Proposed first floor plans Ref : 3450/P/01-2 received on the 11th October 2022

Proposed elevations Ref: 3450/P/02 Rev A received on the 30th September 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on external elevations shall match those as set out on the approved drawings.

Reason - In the interests of visual amenity pursuant to policy DM1 of the adopted Manchester Core Strategy.

4) The ground floor W/C and first floor bathroom and en-suite shown on the proposed floorplans and elevations, 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the Core Strategy and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

32 Fordbank Road, Manchester, M20 2TH
2 Harefield Drive, Manchester, M20 2UG
9 Harefield Drive, Manchester, M20 2SZ
5 Harefield Drive, Manchester, M20 2SZ

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
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Area Team Boundary - Name: SOUTH AREA