

Planning

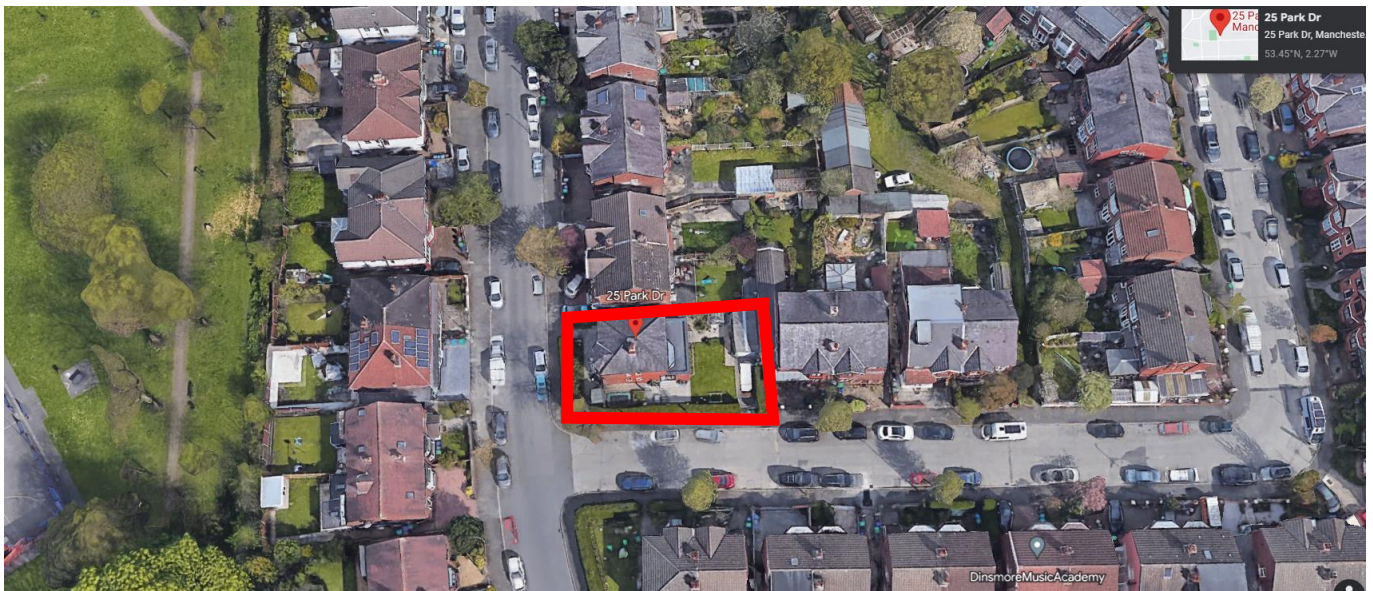
Growth & Development

Delegated officer report for planning application

Application no. 135951/FH/2023
Date registered valid: 12 January 2023
Proposal: Hip to gable roof extension with rear dormer and associated increase in height of property to create additional living accommodation
Address: 25 Park Drive, Manchester, M16 0AF
Ward(s): Whalley Range Ward

Applicant: Lucy Marshall
Agent (if any):
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8th March 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	28 February 2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 26 January 2023 Expired: 16 February 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 is in relation to a two storey detached residential dwelling house situated at the corner of Park Drive and College Drive in the Whalley Range ward area of Manchester.



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

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for a hip to gable roof extension with rear dormer and associated increase in height of property to create additional living accommodation



Front Elevation
1:50



Side Elevation (North)
1:50



Rear Elevation
1:50



Side Elevation (South)
1:50

Consultations & Notification Responses

Local residents, as per appendix 1 - The following comments were received as a result of the proposal.

1 letter of support in respect of this application.

- This looks a well designed and considered extension and will fit well within the streetscape. I would not normally support a hip to gable extension, but as this house is detached and not a semi this is acceptable in design terms.

1 letter of objection in respect of this application

- This is a very large, non essential, proposed development in a green area.
- There is little light coming into our home in the morning and this development would negatively effect this further.
- This development would mean we completely lose our privacy, and they could look into our bedrooms.
- Being a corner house, this would ruin the look of the area.
- We have observed bluetits, blackbirds and other wildlife which we fear will decline if this development goes ahead.
- The noise will be less contained from this property if they build further up.

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 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 applications relating to this site as follows:

CDN/17/0631 - Recv: 12.10.2017 - Application Approved - 06.12.2017 Discharge of condition number 4 (gas protection membrane) of planning approval reference 117117/FH/2017

117117/FH/2017 - Recv: 02.08.2017 - Application Approved - 07.09.2017 Erection of a single storey rear extension to form additional living accommodation.

116214/FH/2017 - Recv: 09.05.2017 - Hip to gable roof extension with rear dormer and associated increase in height of property and erection of a single storey rear extension to form additional living accommodation. - Application Refused - 28.06.2017 for the following reason;

The proposed roof extensions do not have a subordinate relationship to the original house. The roof design and height in terms of the overall bulk, mass, size, height and appearance creates a visually intrusive feature which would detract from the character of the property, neighbouring properties and overall character of the street scene to the detriment of visual and residential amenity, and would therefore be contrary to saved policies DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester, and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document.

Residential amenity

The applicant is seeking planning permission for a hip to gable roof extension with rear dormer and associated increase in height of property to create additional living accommodation. The site has an existing single storey rear extension. It is acknowledged that an identical scheme was refused in 2017 (116214/FH/2017). However, since this application, there are two major changes in the General Permitted Development Order (GPDO), which came into effect in August 2020.

Several new Permitted Development Rights for rooftop extensions and new dwellings have been introduced. These new rights make it easier for homeowners and developers to add more space or build more homes without the need for planning permission although prior approval would be required.

The first new PD right allows for the extension of existing buildings through the addition of 1-2 storeys. The second new PD right allows for demolishing and reconstructing buildings, including adding storeys.

Concerns have been raised by a local resident outlining that the proposal would be large, cause loss of light, loss of privacy, impact on visual amenity and wildlife and noise increase.

Raising the roof

The applicant is proposing to raise the roof measuring 450mm. Although the roof is proposed to be gable, given the mix of roof types in the area, together with the fact that the property is detached, it is not thought that the raising of the roof would provide significant undue harm on the occupiers of adjoining properties or the character of the surrounding area.

Hip to Gable

To further accommodate the conversion of the internal roof space, the applicant proposes a hip to gable roof extension. The hip to gable is considered acceptable and the City Council believes there would be no impact upon the adjacent or surrounding properties especially as the property would not project any further than the side gable wall of the property. Furthermore, should the applicant wish to build the hip to gable separately, this can be carried out under permitted development.

Rear dormer

The dormer would be sited within the rear slope of the proposed new roof, with a setback from the eaves and the sides and in line with the new ridge of the roof to facilitate the large loft conversion to ensure adequate internal headroom. Similar sized dormers are a common feature to properties within this immediate area including hip to gable roofs and although, previously refused, due to the changes in permitted development since then, should the proposal be built with a hip to gable only and rear dormer, this would constitute permitted development.

Windows are proposed overlooking the rear garden; It is considered that the dormer would not give rise to any further overlooking than that already given by the rear view windows at first floor.

The City Council considers the change to the roof design as acceptable especially given that the gable does not project further than the existing side wall of the property. The dormer and hip to gable roof is considered to be an acceptable addition to the roof of the property as is the raising of the roof. It is therefore considered that the proposal would not provide a detrimental outlook on the adjoining properties or the surrounding area.

The proposal is considered would be an acceptable addition to the property especially given the design and materials proposed. In terms of residential amenity, it is not considered that there will be any significant impact including overshadowing, loss of light or privacy, therefore, the proposed development accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Design and appearance

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 roof tiles with lead look standing seams and dark grey window frames as specified on the forms and drawings. 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

Siting, scale and massing

The size and footprint of the proposal 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. It is therefore considered that the design, scale and appearance of the proposal is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 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. The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF, and although received one letter of support and one letter of objection, it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area.

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 guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 12th January 2023 numbered 16-0015-21-003 Proposed Floor Plan

Received on 12th January 2023 numbered 16-0015-21-004 Proposed Elevations

Received on 12th January 2023 numbered 16-0015-21-005 Proposed Tree Location Plan

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 of the existing dwellinghouse 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

42 Park Drive, Manchester, M16 0AH

40 Park Drive, Manchester, M16 0AH

73 College Drive, Manchester, M16 0AD

77 College Drive, Manchester, M16 0AD

44 College Drive, Manchester, M16 0AE

71 College Drive, Manchester, M16 0AD

44 Park Drive, Manchester, M16 0AH

38 Park Drive, Manchester, M16 0AH

75 College Drive, Manchester, M16 0AD

23 Park Drive, Manchester, M16 0AF

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) -

Area Team Boundary - Name: SOUTH AREA