

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135182/FH/2022

Date registered valid: 11 October 2022

Proposal: Erection of a single storey side and rear extension together with a two storey front extension and addition of pitched roof to existing two storey side extension

Address: 20 Granville Gardens, Manchester, M20 2SX

Ward(s): Didsbury West Ward

Applicant: Mrs Sarah Pull, 20 Granville Gardens, Manchester, M20 2SX

Agent (if any): Mr Phil Ryan, Cube Design Solutions, 4 Acresfield Road, Timperley, Altrincham, WA15 6HU

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 05.12.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 October 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 October 2022 Expired: 10 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site is an early 20th Century two-storey semi-detached property of red brick and render construction with tiled roof. It is situated within Granville Gardens in the Didsbury West ward area of Manchester. There are gardens to the front and rear with access along the side, off-road parking and an existing first floor side extension with a flat roof. Characteristically for this house type along this road the properties have a catslide roof to the front gable with decorative pothole window on the front elevation. Many of the properties within the immediate area have undergone enlargements to the properties, particularly to the front and rear.

The area is primarily residential in nature and houses of similar style and design.

Description of development

The application is seeking planning permission for the erection of a single storey side and rear together with a two storey front extension and addition of a pitched roof to existing two storey side extension, to provide additional living accommodation.

Consultations & Notification Responses

Local residents were notified however none responded.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The **National Planning Policy Framework** sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) The effect of the loss of any on-site car-parking

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed development is a single storey side and rear extension together with a two storey front extension and a pitched roof to the existing two storey extension a residential dwelling, this is considered to be acceptable in principle as many people prefer to extend their home rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on visual amenity of the area and impact on the neighbouring's properties' residential amenity.

Residential and Visual Amenity

Rear and side extension

The proposed rear extension would accommodate an extended kitchen and dining room area including a set of French sliding doors and an addition door along the rear elevation. The extension would have approx. dimensions of Height 3m x Width 11.4m x Depth 3m. The extension would cover the full width of the original elevation wrapping around to the side extension. The extension would be sited approx. 4 metres from the shared boundary with no.22 Granville Gardens and would run alongside the shared boundary with no.18 Granville Garden.

No.18 Granville Gardens has recently constructed a comparable extension (application ref. 114939/FH/2017) and as such the proposed extension's footprint would become level with the neighbour's rear elevation. Therefore, it is considered that no overbearing feature would be present along this boundary. Additionally, the rear extension will maintain a distance of 4 metres (at it's closest point) from the shared boundary with 22 Granville Gardens and given the

positioning of the neighbouring property it is not considered that overbearing or overshadowing impacts would be present.

The proposed side extension accommodates a utility room and shower room including one front facing window and one side facing window. The extension would have approx. dimensions of Height 3.1m x Width 1.7m x Depth 6.3m. The extension would become level with the rear extension's depth and be sited at its closest distance 0.7metres from the shared boundary with no. 20 Granville Gardens. However given the single storey nature of the side extension it is not considered to create an overbearing feature along the boundary. Additionally, given the orientation of the property it is considered that the side facing gable wall of no.18 Granville Gardens may experience some overshadowing during the morning sun, however this will be alleviated during the afternoon and evening and not considered to be significant to warrant a refusal.

The proposal will incorporate a flat roof design to add a contemporary element to the scheme and one that can be found in similar schemes across Granville Gardens. The extensions' footprints are not considered to create a bulky or disproportionate scale additions to the property. It is considered that introduction of a single side and rear would be minimum in terms of impact and would not be a prominent feature within the streetscene given its position and orientation. The proposed development would allow for amenity space to be retained along the rear of the application site; therefore it is considered to be an acceptable addition to the property.

The new window and door features are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be in character of the property. The side facing window along the side extension will be obscurely glazed to no less than level 5 of the Pilkington Glass Scale or other such other equivalent preventing loss of privacy implications for the neighbouring occupier and a condition shall be applied to any approval regarding no further windows in any of the elevations. Therefore, it is considered that the proposal is acceptable in terms and would not give any adverse impacts on the character of the property or surrounding area.

2 storey front extension

The proposed two storey front extension accommodates an extended porch area along the ground floor and an additional bedroom along the first floor including 2 front elevation windows and a front door. The proposed extension would have approx. dimensions of Height 5.7m x Width 2.4m x Depth 1.7m. The first floor element of the extension will become an infill extension matching the original front elevation. The roof would continue with a cat slide roof design with the insertion of a round window in the first floor front reflecting the current characteristics of the front of the property.

The extension would be visible from the public highway and therefore would feature within the streetscene, however, the character of the area has been retained, although houses in the immediate vicinity are themselves altered and extended. Infill extensions to the front with single storey side and/or rear extensions are particularly popular, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is 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 is considered that the proposal would not interfere with the existing characteristics of the area.

Design and Appearance

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 brick, render and tiled 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 saved UDP Policy DC1.

Siting, Scale and Massing

The size and footprint of the proposed extensions are comparable in size to many others found in the area and is deemed not to provide an overbearing impact upon the residential amenities of surrounding properties. Further, the addition of the pitched roof to the existing two storey side extension is acceptable in appearance and comparable in terms of size and scale to others found in the immediate area and therefore 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.

Waste Management

The proposal would not leave a gap to the boundary for transport of refuse bins to the rear garden, therefore a bin store condition has been attached. The driveway would be retained at the front with space for 2 cars, in accordance with policy DM1 and EN19 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.

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 agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the application

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must not begun not later than the expiration date of three years beginning with the date of 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 documents and drawings:

Document: Application Form

Drawing: Proposed Floor Plans ref. 1249-04

Drawing: Proposed Elevations ref. 1249-06

Drawing: Proposed Plan ref. 1249-05

Drawing: Location Plan ref. 1249-07

All stamped as received by the City Council, as Local Planning Authority on 11 October 2022

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 of the extension hereby permitted shall be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings

Drawing: Proposed Floor Plans ref. 1249-04 stamped as received by the City Council, as Local Planning Authority on 11 October 2022

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 Core Strategy for City of Manchester.

5) Details of a secure and ventilated bin store shall be submitted to approved by the City Council as Local Planning Authority. The approved bin store shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

75 Dene Road, Manchester, M20 2TB
15 Whitehaven Gardens, Manchester, M20 2SY
21 Granville Gardens, Manchester, M20 2SX
19 Granville Gardens, Manchester, M20 2SX
79 Dene Road, Manchester, M20 2TB
77 Dene Road, Manchester, M20 2TB
17 Whitehaven Gardens, Manchester, M20 2SY
22 Granville Gardens, Manchester, M20 2SX
18 Granville Gardens, Manchester, M20 2SX
17 Granville Gardens, Manchester, M20 2SX
15 Granville Gardens, Manchester, M20 2SX

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
Area Team Boundary - Name: SOUTH AREA