

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135653/FH/2022

Date registered valid: 9 January 2023

Proposal: Erection of part single, part two storey rear extension, hip to gable to conversion and installation of rear dormer including elevational alterations to provide additional living accommodation together with relocation of garage entrance door and access off Hampton Road.

Address: 25 Daresbury Road, Manchester, M21 9NA

Ward(s): Chorlton Ward

Applicant: Mr Graham Bateson

Agent (if any): Mr Graham Bateson

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

Recommendation: Approve

Date of recommendation: 3 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: February 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 January 2023 Expired: 9 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 property that is the subject of this householder planning application is a two- storey part red brick part render semi-detached dwellinghouse. It is identified as 25 Daresbury Drive. The frontage has a low wall and ornamental railing as a boundary and a shared driveway with the neighbouring property at number 23 Daresbury Road, the driveway is accessed through double ornamental metal gates.

The front garden has been historically hard surfaced and can accommodate a vehicle in curtilage. To the rear is an 'L shaped design comprising of a two- storey rear outrigger. The property is bounded by timber fencing and soft landscaping.

The garden at the rear is of a good size and backs onto Hampton Road. There is a brick- built garage / summerhouse at the very bottom of the garden.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties of a similar size and design to the proposal site. It is located within the Chorlton ward of the City.

Description of development

The proposal is for the erection of a part single part two storey rear extension coupled with a hip to gable and the erection of a rear dormer roof extension, together with elevational alterations and works to the existing garage incorporating the relocation of the garage entrance door from the side of the property to the rear elevation being then accessed off Hampton Road.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Highways - in this instance we have no objection to the garage being at the back of the footway.

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 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 extending residential accommodation in a residential area is considered acceptable to meet changing household needs or improve existing accommodation. This is subject to there being 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 terms of amenity that would merit 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.

Residential Amenity

The site lies within the Chorlton area of Manchester located on Daresbury Road. The houses within the area are mainly large family semi-detached properties varying in size and design with a mix of semi-detached and detached properties in the surrounding area.

The application proposes a part single part two storey rear extension together with elevational alterations and reconfiguration of access to the existing garage at the rear. The extension on the rear would comprise of a part 'L' shaped single storey extension with a parapet roof and glazed roof light where it sits along the common boundary with number 27 Daresbury Road, returning to a two-storey section as you proceed across the rear of the property towards number 23 Daresbury Road. At this point the existing rear elevation is of a two-storey outrigger on the host property. The proposal would increase this two-storey element by 2.4 metres. It takes number 25 Daresbury no closer width ways to number 23 Daresbury than the existing house. The materials to be used would match those of the existing property. There are no windows proposed on the side elevations of the extension at either ground or first floors, and as such there is no loss of privacy or overlooking.

It is also proposed to change the roof from a hip to a gable and erect a dormer roof extension to the rear. Again, there are no windows proposed in the side elevations, with all the windows being in the rear of the extensions overlooking the applicants own long garden. There are a variety of roof types, extensions and dormers within the area, and it is not considered that the proposed development would have a detrimental impact upon the residential amenity of the neighbouring properties.

There would still be a large amount of usable external amenity space retained for the occupants of 25 Daresbury Road post development. The overall additional accommodation created would be an open plan kitchen to the ground floor, and additional bedroom to the first floor and an additional bedroom and bathroom within the roof space and dormer extension.

The reconfigured garage would enable use of the garage by a vehicle as the access would now face onto the rear access road (Hampton Road) whereas at the moment the garage door is on the side of the property which restricts access by a car.

Some of the existing windows on the gable elevation of the host property facing number 23 Daresbury Road are being blocked up, with one new window being inserted into one of the openings which already exists at the ground floor, however this would be a much- reduced size, and the fenestration therefore reduces significantly any views into or out of the side windows that currently exist.

Given the existing relationship to the boundary of the adjoining semi-detached property and the amount of extension to the neighbouring property at number 23 Daresbury Road, it is considered that there would be little or no harm provided by the addition of a two stores to number 25 Daresbury Road. It is con

Visual Amenity

The materials used are proposed to match those of the main dwellinghouse and will incorporate matching brickwork, render and tiles. There is a contemporary addition in the form of the zinc cladding for the dormer extension, which is a treatment seen elsewhere throughout the area. The design is sympathetic to the host property and those within the immediate area. It is not considered that the proposal would have a detrimental impact on the visual amenity of the neighbouring properties.

Scale and Massing

The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky, it is therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Character of the area

The proposal is similar to other additions to properties within the area, and it is not considered that the proposed development would result in a detrimental impact upon the property itself or the area within which it is located.

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

Bins

Not affected by this proposal

Parking

Existing car parking arrangements are not affected by this proposal.

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 to resolve any matters arising in relation to dealing with the planning application. The application has been determined in accordance with both national and local policies and in a timely manner.

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:

21002 01 Proposed Site Plan

21002 02 Proposed Plans and Elevations

21002 03 Proposed alterations to garage

All received 5th December 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 similar in appearance to those used during the construction of the original dwellinghouse in type, size, colour and texture and as stated on the application form dated 5th December 2022

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 plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Informative

1/ A section 184 Agreement will need to be entered into with the Highways Section of the City Council with regards to providing the dropped kerb, incorporating the reinstatement of the original and the provision of the new

Appendix 1 – List of consultees & neighbours notified

22 Daresbury Road, Manchester, M21 9WA

14 Hampton Road, Manchester, M21 9LA

27 Daresbury Road, Manchester, M21 9NA

23 Daresbury Road, Manchester, M21 9NA

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