

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135074/FH/2022

Date registered valid: 29 September 2022

Proposal: Erection of part single/part two storey front, side and rear extension following demolition of existing rear single storey extension

Address: 56 Dene Road, Manchester, M20 2SU

Ward(s): Didsbury West Ward

Applicant: Mr & Mrs P Hughes 56 Dene Road, Manchester, M20 2SU

Agent (if any): Mr Simon Miles S R Miles Ltd 28 Parrs Wood Avenue, Manchester, M20 5ND

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

Recommendation: Approve

Date of recommendation: 24 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24.11.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 October 2022 Expired: 31 October 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

The property that is the subject of this householder application is a 2 storey part brick part pebble dash render semi-detached dwellinghouse. It has bay windows to the ground and first floors on the front, and cat slide roof with an Oculus window within the front elevation. It has garden area to the front and rear, and in curtilage parking. The front garden has all been historically block paved. The boundary to the frontage is a low brick wall with a timber fence between properties and a gate to the side that leads through to the rear garden. The rear boundary comprises of a timber panel fence. It is located within the Didsbury West ward of the City

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area within which the proposal is located is predominantly residential in nature. The properties are of a similar age, style and size to the proposal property. Many of the properties along Dene Road have also had the benefit of the same extensions with number 39 on the opposite side of the road having the identical scheme.

Description of development

Erection of part single/part two storey front, side and rear extension following demolition of existing rear single storey extension. The additional accommodation created will be in the form of a hall utility room WC and extension of the existing open plan kitchen. To the first floor there will be an additional bedroom and an enlargement of the existing bedroom with the creation of an en-suite bathroom. The side extension would leave approximately 1 metre to the common boundary with number 58 Dene Road. To the rear the single storey rear extension would be up to the common boundary with number 54 Dene Road.

Consultations & Notification Responses

Local residents were informed-one representation has been received, it requests that any works that are implemented are done within the requirements of the Party Wall Act.

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 existing residential accommodation within a predominantly residential area to create additional living accommodation is generally acceptable provided that there is no detrimental 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 considered that there are any factors of sufficient weight to indicate otherwise.

On balance, the proposed extension is considered to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential amenity

Whilst it is acknowledged that there would be some impact on the side windows in the elevation of number 58, given the gap retained between the common boundary and the setback from the frontage it is not considered to be so detrimental as to merit refusal. The potential development gap is capable of being shared without the creation of the terracing effect. The extension has been kept to a single storey on the rear of the property on the common boundary with number 54 Dene Road, that element of which could have been constructed under Permitted Development. There is a good distance from that common boundary before the 2 storey starts. There is sufficient garden area retained for the occupants of number 56 Dene Road post development. The 2 storey rear element is on the same footprint as the single storey to the rear. On this basis it is not considered that the proposal would have a detrimental impact on the residential amenity currently enjoyed by the neighbouring properties.

The applicant proposes a considerable set back from the front wall of the house projecting towards the shared boundary with no. 58 Dene road retaining a gap of approximately 1 metre. The proposal would be in line with the existing rear projection of approximately 3.6 metres off

the rear wall of the house forming a wraparound of the property. Windows are proposed on the front, side (high level) which will be obscurely glazed, with bi folding doors on the rear. A condition for obscure glass will be attached to ensure that there is no overlooking or loss of privacy given by the introduction of windows along the side.

The first floor would be set back from the front wall of the house considerably in line with the proposed ground floor extending along the side with a projection beyond the rear wall of 3.6 metres in line with the existing projection. The side projection retains a gap to the side boundary of approximately 1 metre.

The character to the front of the property would be retained as the applicant proposes a sloping gable fronted roof reflecting the original cat slide roof. To the front, the roof from the side and the rear element of the two storey would have a hipped roof to reflect the remaining roof of the property. Windows are proposed on the front, side and rear. The window proposed on the side to the first floor, is to accommodate the proposed en suite bathroom and the windows to the ground floor the WC, cloakroom and the high level window for the open plan kitchen. However, to ensure there is no overlooking or loss of privacy, a condition of obscurely glaze these will be attached to any consent granted.

Visual Amenity

Given the orientation of the application site and the gap to the shared boundary together with the setback from the front wall of the house, it is not anticipated that the proposal would result in terracing with the potential development gap capable of being shared. The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the property would be retained although it has undergone changes to the property. Houses in the immediate vicinity are themselves altered and extended. Front, side and rear extensions are particularly popular; therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

The extension is considered comparable in terms of its size and its position when compared to others found in the immediate area, It is therefore considered that the proposal is acceptable and would not have a detrimental impact upon the character of the property and the area within which it is located.

The proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

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

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and has been designed to fit the context of the existing property/plot and respects the relationship with the neighbouring properties at the side and rear. In terms of the proposed materials, it is intended to use matching bricks, render and tiles as specified in the application form. The design detail is a common feature within the area and acceptable in this instance and accords with the principles set out in saved UDP policies DC1 and with Core Strategy policies DM1 and EN1 of the Core Strategy.

Bin Storage

There is adequate space to the side of the property for the movement of refuse bins from the rear to kerbside on collection day and therefore this would accord with policy EN19 of the Core Strategy

Car Parking

Parking is provided at the front of the property and would be unaffected by the proposed extensions.

Disabled access

Not applicable

Comments on Representations made

No objections have been received with the representations being to request that the works are implemented in accordance with the Party Wall Act legislation.

Conclusion

Whilst 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 in keeping with the existing property and 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 detrimentally impacting on the amenities of the occupiers of neighbouring properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

0) 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, policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

22-347-PL201-Proposed Elevations received 29.09.2022

22-347-PL200- Proposed Floor and Site Plan received 29.09.2022

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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, including the mortar and patching in.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

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.

5) Before first occupation the windows in the western elevation 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

57 Dene Road, Manchester, M20 2TB
61 Dene Road, Manchester, M20 2TB
59 Dene Road, Manchester, M20 2TB
58 Dene Road, Manchester, M20 2SU
54 Dene Road, Manchester, M20 2SU
64 Springdale Gardens, Manchester, M20 2SS
62 Springdale Gardens, Manchester, M20 2SS
60 Springdale Gardens, Manchester, M20 2SS

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