

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135015/FH/2022

Date registered valid: 3 November 2022

Proposal: Erection of a single storey rear and part single/part two storey side extension to form additional living accommodation and alterations to existing front boundary wall and access gates

Address: 61 Grangethorpe Drive, Manchester, M19 2NF

Ward(s): Burnage Ward

Applicant: Mr Suhail Jamil

Agent (if any): Mr Anwar Ul-Haq

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

Recommendation: Approve

Date of recommendation: 31.01.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 06.01.2023

Standard consultations:

Printed: 7 December 2022 Expired: 28 December 2022

Neighbour notifications

Printed: 7 November 2022 Expired: 28 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 area

The application property is two storey semi-detached residential property finished in external brick and white render. It has a dutch gable roof arrangement and has been previously extended to the side and rear with a series of single storey extensions. The rear garden contains a shed and is hard surfaced. The side gable wall incorporates a brick detail that is reflected in the same house types in the area with differing arrangements of letters and symbols.

The front of the property consists of a hard surfaced driveway and gates and gate piers, bins are stored to the front of the property behind the boundary wall. The adjoining property has undertaken a rear dormer extension and hip to gable conversion on the dutch gable element of the roof. It is understood that there is a culverted brook to the immediate eastern boundary of the property located between the application property and number 55 Grangethorpe Drive. The application is accompanied by a flood risk assessment.

The surrounding area is predominantly residential in nature and are of a scale and layout reflective of early 20th century urban residential development.

Description of development

The proposals comprise the erection of a single storey rear and part single/part two storey side extension to form additional living accommodation and alterations to existing front boundary wall and access gates. The proposals have been amended since originally submitted to reduce the extent of the rear extension in order to provide a greater amount of outdoor private amenity space.

The proposed extensions at ground floor comprise a 5 m rearward projection of the existing ground floor side extension noted as a gym on the existing floor plans. This would then cut into the site in by 2.5m with a projection off the existing rear wall of the property by approximately 3.11m tying into the existing single storey conservatory. The finish of these extensions would be a white render and would contain a roof light and corner folding patio doors. A single storey front porch with flat roof would be provided projecting off the front elevation by 1.65m and finishing in line with the front bay window.

At first floor the side extension would sit above the existing and proposed ground floor extensions due to the tapering of the site, the front face of the extension would have a width of 3.6m whilst the rear that would finish in line with the existing rear wall would have a width of 4.8m. The first floor would be set back 1m from the principal elevation of the property. The first floor front would contain a Juliet balcony finished in white render with matching roof tiles, the roof profile has been designed to match that of the existing dutch gable. The agent has also confirmed that the existing brick detailing is to be incorporated into the side gable wall, no side windows are proposed at first or ground floor of the side extension although a full height fixed window is to be installed in the side of the porch.

There are associated alterations to the front gable apex where glazed windows are to be installed in lieu of the existing white render.

The applicant is also proposing to amend the existing front boundary treatment with a rendered wall and pier detail with infill panels and slats that is of a simplified design to the existing ornate railings and gates. There would be an increase in height of the boundary treatment as a result of the proposals by 300mm. The gates to the front are

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, no responses were received.

MCC Highways - Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street.

The existing double iron gates will be replaced with a new sliding gate. A new gated pedestrian access will also be installed. Vehicular access to the site is gained from Grangethorpe Drive. It is noted that an existing vehicular crossover is present in this location in order to facilitate this access.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

MCC Flood Risk Management Team - As the proposed development is within Flood Zone 2, flood mitigation/resilience measures should be implemented as per the FRS (dated 29/03/2022), such as, floor levels should be set either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level.

Informative:

MCC records highlight an underground Main River culvert is located within close proximity east of the site, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Issues

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.
- 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 EN 19 - Waste Management
- o Policy SP1 - Spatial 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 an existing residential property in an established residential area is considered acceptable.

Notwithstanding this, consideration must be given to the extensions siting, scale and massing, design, appearance and to the proposal's impact upon existing levels of residential amenity.

Siting - The proposal is to the front, side and rear of the property. Whilst the extensions proposed are large in footprint, the 2 storey elements have been sensitively sited so as to minimise any impact upon the neighbouring properties and respect the boundaries to the property.

The proposal are considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Design and Appearance - The design is considered to be subservient with the side extension being set back from the front principle elevation whilst also incorporating the distinctive dutch gable. Given the break between residential properties by the culverted brook, the side extension is not considered to give rise to unacceptable impacts on the visual amenity or the streetscene. Matching materials would assist in assimilating the extensions. It is considered that the

proposal, whilst altering the appearance of the property, would generally be in keeping with the character of the original dwelling house and the area within which it is located.

The design is sympathetic to the general character of the building and therefore the proposal is acceptable with both policies SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Scale and Massing - The two storey side extension would be set back from the front elevation by approximately 1m. As the 2 storey extension progresses within the site it follows the boundary before being pulled away from the boundary creating a gap to the boundary with the culverted brook. The single storey element to the rear would reduce the amount of amenity space however, the reduction in projection of this element means it would not project as far as the existing conservatory on the shared boundary and as such would not give rise to impacts on that property. The existence of outbuildings on the rear garden boundary in neighbouring properties would also mean impacts on these properties is not considered to be significant, no rear facing windows are proposed to the rear extension. It is considered that the site can accommodate the proposed extensions and the design of them is of a scale and massing that does not give rise to significant impacts or harm that would warrant refusal.

Residential Amenity- It is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. The extension on the side is separated from the nearest residential property by the culverted brook and no side facing windows are proposed so this element would not give rise to the potential for terracing or harm to the adjacent property in terms of being overbearing.

The front facing first floor Juliet balcony would be separated from residential properties opposite by the road whilst these houses are also set back from the road frontage. The inclusion of this element is not considered to give rise to unacceptable impacts on residential amenity.

Following amendments to the proposal it is considered that there would be sufficient amenity space retained for occupants of the property, and the proposals themselves would not result in detrimental impact upon the amenity currently enjoyed by the neighbouring properties. As such it is considered that the proposal accords with Policies DC1 and DM1 of the Core Strategy.

Visual Amenity- The design of the proposals are considered to reflect the host property, and with the rendered finish being proposed this reflects a significant element of the property as such it is not considered that there would be any detrimental impact upon the house itself or upon the character of the area within which it is located.

It is considered that the proposal accords with the principles for residential extensions set out in saved UDP policy DC1, DC1.5 and policies SP1 and DM1 of the Core Strategy.

Parking - There is existing off street parking in curtilage, and this would be retained.

Refuse bin storage - The bins are currently stored at the front of the property, these arrangements would remain and given the proposed boundary treatments the bins would continue to be obscured from general view.

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 policies DC1, DC1.5 and policies SP1 and DM1 of the Core Strategy.

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 and proactive manner. In this instance concerns were raised regarding the extent of the rear extension and revised plans were submitted; appropriate worded conditions have been appended to the decision.

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:

Existing & Proposed Plans - Sheet 1 of 3 ref 2021/06/01 AMDT P4; Existing and Proposed Elevations - Sheet 2 of 3 ref 2021/06/02 AMDT P6; Proposed Sections - Sheet 3 of 3 ref 2021/06/03 AMDT P6 as received by the City Council as local planning authority on the 27th January 2023. Details of gate and fence finishes as received by the City Council as local planning authority on the 11th December 2022
Flood Risk Assessment as received by the City Council as local planning authority on the 22nd September 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 development hereby approved shall be undertaken in accordance with the details as set out on the approved drawings. The side elevation of the proposed extension 'looking west, towards no.63' shall incorporate the existing brick detailing as shown on the existing elevation 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 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 (as amended), 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.

Informatives

1) Manchester City Council records highlight an underground Main River culvert is located within close proximity east of the site, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, it is requested that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and Manchester City Council should be contacted immediately.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

54 Grangethorpe Drive, Manchester, M19 2NE
63 Grangethorpe Drive, Manchester, M19 2NF
59 Grangethorpe Drive, Manchester, M19 2NF
57 Grangethorpe Drive, Manchester, M19 2NF
1 Burnside Drive, Manchester, M19 2LT
17 Omer Drive, Manchester, M19 2JN

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA