

Planning

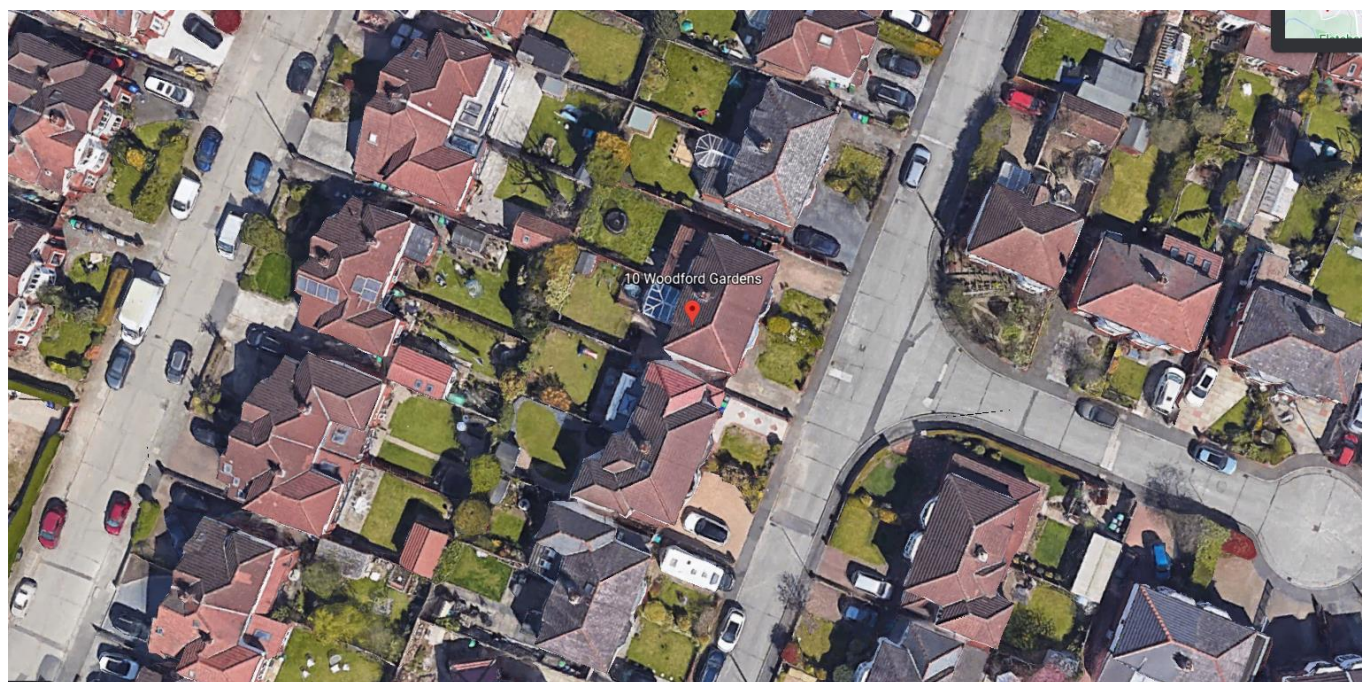
Growth & Development

Delegated officer report for planning application

Application no. 135442/FH/2022
Date registered valid: 11 November 2022
Proposal: Erection of a single storey side and rear extension following demolition of existing single storey rear extension
Address: 10 Woodford Gardens, Manchester, M20 2TF
Ward(s): Didsbury West Ward

Applicant: Mr & Mrs Cunningham 10 Woodford Gardens, Manchester, M20 2TF
Agent (if any): Mr Matthew Hill Architectural Solutions Ltd M8 Maxron House, Green Lane, Stockport, SK6 3JQ
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21st December 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	Site photos sent by Agent 21.12.2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 21 November 22 Expired:12 December 22
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 relates to a two storey semi detached property in the Didsbury west ward area of Manchester.



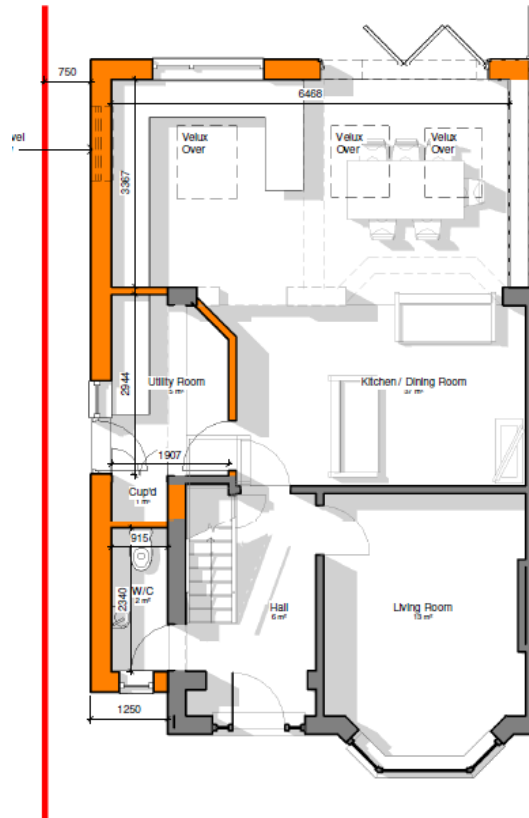
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension following demolition of an existing single storey rear extension.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There has been one letter of objection in respect of this application. Summary of comments as follows:

- Three large roof windows at the rear extension can be viewed from 1st floor back window. There may have a privacy issue. The number of roof-top windows may be reduced from 3 to 2. The glass of these windows needs to be opaque so that it cannot be seen through.
- It is not clear if an existing side wall for conservatory will be used or a new side wall will be built at rear extension adjacent to the adjoining property. This new side wall should be at the same position as the current side wall of the conservatory, not moving closer towards the boundary.
- Where will bins be placed after extension? Is the side gap with No 12 wide enough to move the bins to the back of the house? If not, a Bellus Quad Wheelie Bin Storage needs to be built to house the bins.
- Historically, the side of the building was a pond before the properties were built. The underground soil may be soft. Sufficient building regulation related investigations need to be carried out to ensure a foundation meeting current regulations and determine if underpinning is needed. Any potential subsidence due to poor foundation should be avoided.
- The drawings are for rear and side extensions. But it states the extensions are for the front and side in the application form.

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 EN19 Waste
- 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 planning applications relating to this site as follows:

Planning reference number: 031950 for Kitchen and lounge extension at rear of house. This application was approved on 08.09.1988

Residential amenity

The applicant is seeking planning permission for the erection of a single storey side and rear extension following demolition of an existing single storey rear extension. There have been raised concerns from a local resident with regards to the location of the extension and loss of privacy by the roof lights.

The proposal would be set back from the front wall of the house slightly extending along the side with a projection beyond the rear wall of 3.7m approximately forming a wraparound extending across the rear up to the shared boundary with the adjoining semi-detached dwelling house no. 8 Woodford Gardens. A gap of 750mm would be retained to the shared boundary with no. 12 Woodford Gardens. A window is proposed on the front with a window and bi folding doors on the rear. A door with a small adjoining window is proposed on the side elevation together with a high level window towards the rear of the extension. However, given the boundary treatment together with the gap retained to the shared boundary with no.12 Woodford Gardens, it is not anticipated that there would be any overlooking or loss of privacy due to the location of the door

and window. The roof would be hipped with the inclusion of three roof lights on the rear and although concerns were raised with regards to loss of privacy, given the location of the rooflights, there would be no overlooking or loss of privacy given by the location of the roof lights.

Given the retained gap to the shared boundary with no. 12 Woodford Gardens and the fact that there is an extension to the rear of the adjoining semi detached property no. 8 Woodford Gardens, it is not considered that the addition of a single storey side and rear extension would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension 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. 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.

Design

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 and tiles 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 in general the design is considered acceptable.

Disabled access

Not applicable

Refuse Bins

Concerns were raised regarding the location of the bins, however, bin storage is not affected by this proposal as there is adequate space along the side for the storage of bins and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be unaffected by the proposal and would be retained on the front driveway.

Conclusion

Although 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 subservient to the original dwelling house and the proposal 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 unduly detrimentally affecting the amenities of the occupiers of surrounding 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

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 policies within the Development Plan

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 11th November 2022 numbered 01 Rev B Existing and Proposed Plans and Elevations

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 as specified on the application form and drawings 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

8 Woodford Gardens, Manchester, M20 2TF
9 Fordbank Road, Manchester, M20 2TH
7 Fordbank Road, Manchester, M20 2TH
27 Woodford Gardens, Manchester, M20 2TF
12 Woodford Gardens, Manchester, M20 2TF

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