

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135004/FH/2022

Date registered valid: 11 October 2022

Proposal: Erection of a two storey side extension together with single storey rear extension to form additional living accommodation

Address: 17 Dunnisher Road, Manchester, M23 2YF

Ward(s): Baguley Ward

Applicant: Mr Kenny Hop, 17 Dunnisher Road, Manchester, M23 2YF

Agent (if any): Mr Robert Whitelegg, 4 The Studio, Mayfield Road, Timperley, WA15 7SZ

Case officer: Adam Mitchell
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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 property relates to a brick built two storey detached dwelling situated at the corner junction between Dunnisher Road and Flagcroft Drive. The property benefits from a modest sized front garden with an existing side leaning canopy along a side elevation and a side and rear grassed area along the other side of the property. The rear garden contains an existing single storey rear conservatory, and garage along the rear elevation. The rear garden is primarily paved over with an existing small shed placed beside the shared boundary. Boundary treatment in the form of timber fencing and vegetation screening comprise the shared and rear boundary treatment. Additionally a second driveway is present along Flagcroft Drive allowing an entry point towards the rear of the property.

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

Description of development

The application seeks planning permission for the erection of a two storey side extension together with a single storey rear extension to form additional living accommodation. The proposal has been revised since the original submission in order to include a greater level of subservience to the original dwelling.

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

Policy DC1.4 indicates that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

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 two storey side extension and single storey rear extension to a residential dwelling, this is considered acceptable 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 the visual amenity of the area and impact on neighbouring's properties' residential amenity.

Residential and Visual Amenity

Two storey side extension

The proposed two storey side extension has been amended since the original submission to include a greater level of subservience incorporating an increased first floor setback level of 1 metre to prevent terracing impact. Further, a set-down dimension (approx. 0.52metres) has been included in the revised scheme from the original roof ridge height to add another level of subservience to the original dwelling. The proposed extension would have approx. dimensions of Height 7.1m x Width 3.2m x Depth 5.9m. The extension accommodates a utility room along the ground floor and an additional bedroom and en-suite along the first floor including one front and rear windows on both floor levels. The proposed extension would become flush with the original rear elevation.

The side extension would sit due north of no.19 Dunnisher Road; given the distance of the side extension to the side of this property is approx. 14.5 metres, it is considered that there would be no overshadowing or overbearing implications for the neighbouring property. Additionally, given the fragmented building line directly behind the host property along Flagcroft Drive, it is deemed that the footprint of the two storey side extension would not create an incongruous feature within the local vicinity.

The proposed extension would be visible from within the streetscene in Dunnisher Road, but it is considered that as the extension is set back from the front of the main dwelling, the proposed extension would be subservient to the existing house and would have an acceptable appearance. It should also be noted that the approval has been conditioned so that it would be built in materials to match the existing house. For these reasons, it is considered that the proposed extension would not adversely affect visual amenity within the area.

Fenestration elements are situated along the front and rear elevation overlooking the driveway and the rear garden retaining neighbouring occupiers levels of privacy. A condition shall be applied to any approval regarding no further windows along the proposal.

Single storey rear extension

The proposed single storey rear extension would accommodate an extended kitchen/living area and include sliding doors along the side and rear facing elevation accompanying one rear corner window. The proposed extension would have approx. dimensions of Height 3.3m x Width 6.2m x Depth 3m. The extension would replace the existing conservatory's footprint and be sited approx. 2.2metres and 9.7metres from the shared boundaries with no. 15 Dunnisher Road and no. 1 Flagcroft Drive, respectively.

As stated above the extension would leave a 2 metre distance to the shared boundary with no.15 Dunnisher Road, however the neighbouring property has recently constructed a comparable extension (application ref. 128152/FH/2020) and as such the proposed extension's footprint would be less than what is approved at the neighbouring property and therefore mitigate against any significant overbearing or overshadowing impacts to the neighbouring occupier.

The roof profile will consist of a hipped roof to fit seamlessly in with the original dwelling and the extension's footprint is not considered to create a bulky or disproportionate scale addition to the property. It is considered the introduction of a single storey 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. It is deemed that the northern facing sliding doors are acceptable given the location of the neighbouring properties and the approx. 14.5metre distance between the host property and the closet property due north therefore mitigating against any overlooking or loss of privacy implications. Additionally, the boundary treatment and vegetation screening act as a buffer to prevent any onlookers from the public highway. 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.

Overall, the proposed extensions are considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Height, Scale and Massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed two-storey side extension and single storey rear extension have tied in with the existing building. The revised proposal includes an acceptable set-back dimension of the two storey side extension and it is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. The proposed roof profile will match the existing alongside the utilisation of similar materials to existing. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Car Parking

The existing on street car parking arrangement would be retained with the proposal not effecting the existing car parking arrangement.

Waste Management

The existing waste management arrangement would be retained with the proposal leaving sufficient space to the rear and side for adequate storage and collection points.

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 the dealing with the application.

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 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:

Drawing: Site Plan ref. 3A

Drawings: Plans and Elevations ref. 2A

All stamped as received by the City Council as local planning authority on 29 November 2022

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

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 (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: Site Plan ref. 3A

Drawings: Plans and Elevations ref. 2A

All stamped as received by the City Council as local planning authority on 29 November 2022

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

Appendix 1 – List of consultees & neighbours notified

15 Dunnisher Road, Manchester, M23 2YF
2 Flagcroft Drive, Manchester, M23 2YL
19 Dunnisher Road, Manchester, M23 2ZL
30 Dunnisher Road, Manchester, M23 2YN
28 Dunnisher Road, Manchester, M23 2YN
26 Dunnisher Road, Manchester, M23 2YN
1 Flagcroft Drive, Manchester, M23 2YL

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 45M
Area Team Boundary - Name: SOUTH AREA