

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135111/FH/2022
Date registered valid: 4 October 2022
Proposal: Erection of 2 storey side extension and single storey extensions to front and rear following demolition of existing garage together with the widening of access from highway to driveway
Address: 50 Kingsfield Drive, Manchester, M20 6HX
Ward(s): Didsbury East Ward

Applicant: Mr Shane Liu, 50 Kingsfield Drive, Manchester, M20 6HX
Agent (if any): Mr Paul Cox, 110 Old Lansdowne Road, West Didsbury, Manchester, M20 2NY
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29th November 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	8 November 2022
Standard consultations:	Printed: 13 October 2022 Expired: 3 November 2022
Neighbour notifications	Printed: 13 October 2022 Expired: 3 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

The application site is an inter-war semi-detached dwelling situated on the eastern side of Kingsfield Drive in the Didsbury East ward. The property is on a corner giving a triangular-shaped plot that tapers to a point in the rear garden, with a detached concrete garage at the side. The dwelling has a complex roof structure with hips, valleys and catslide to the front elevation. The materials palette comprises of red brick and render with a red clay interlocking tile roof. Characteristically for this house type along this road the properties have a catslide roof to the front gable with decorative porthole window on the front elevation.



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

Description of area

The site lies within a residential area on the south side of School Lane, close to St. Catherine's church to the north, the Metrolink line to the south and Barlow High School to the east.

Description of development

The applicant is seeking planning permission for the erection of a 2 storey side extension and single storey extensions to front and rear following demolition of existing garage together with the widening of access from highway to driveway.



Consultations & Notification Responses

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

- While the revised proposal doesn't fully meet these requirements it is an improvement on the original design.
- Repeat previous comments relating to the front boundary between properties
- To maintain security and prevent access a fence of a similar height should be installed along the boundary between properties

Highway Services - The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway. 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 an additional parking space installed and as such, Highways have no concerns regarding vehicular build up on- street.

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 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 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: 134315/FH/2022 - Erection of a part single/part two storey side extension, first floor front and single storey extensions to front and rear following demolition of existing garage together with widening of existing vehicular access. This application was refused on 28th September 2022.

Residential Amenity

This is a resubmission of a previously refused planning application (134315/FH/2022). Following negotiations with the officer, the applicant amended the proposal by reducing the projection and width of the first floor side. The applicant is seeking planning permission for the erection of a 2 storey side extension and single storey extensions to front and rear following demolition of existing garage together with the widening of access from highway to driveway.

Given the orientation of the property within the site, the applicant is making use of the largest space at the side of the dwelling facing the boundary with No.48. As the site is on a corner, there is a wide splay between the two properties, and different building line with No.50 sited behind the building line of No.48.

Concerns were raised by a local resident in relation to the boundary treatment and that the proposal was an improvement on the previous scheme.

Ground Floor

The extension would project beyond the front wall of the property measuring 1.0m approximately wrapping around the property to a width of 4.9m with a reduction in width at the rearrest point retaining a 1.0m gap to the shared boundary with the adjacent property no. 48. A small amount of development is proposed beyond the rear wall to enlarge the kitchen. This proposes a triangular footprint. Windows are proposed at ground floor that overlook the driveway to the side and the front garden. A door is angled into the rear garden. There are no concerns that any existing levels of amenity would be lost as a result of any approval.

The roof would be hipped to reflect the original design of the roof with a flat roof to the rear element of the proposal.

First Floor

At first floor, an L-shaped extension provides an en-suite bathroom that comes off the side elevation, with a bedroom/dressing room extending to the side setback from the front wall of the house measuring 500mm and set in from the proposed ground floor by 1.0m. A narrow window is proposed between the bedroom and en-suite which would overlook the side of No.48 which has a blank facing gable. As there are no windows on the adjacent neighbours' gable end, and development would largely face this gable, there are no opportunities for overlooking, overshadowing or of the extensions being perceived as overbearing.

Given the angled layout of the application site to the adjacent property no. 48, there would be no terracing as the view from the street would continue to offer a clear visual break between the properties. This is considered would provide minimal interruption to the street scene.

It is considered that the proportions of the extension are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property especially given the relationship to the adjacent property, it is considered that the harm caused by the introduction of a two storey side extension would be minimum and therefore would not warrant refusal of the application.

The siting of a two storey addition will mark a change in the appearance and style of this property and its relationship with those either side and on the opposite side of the road, however, would not be out of character with the original or extended properties in the area.

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 matching bricks, render 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.

Bins

The floor plans show the storage of refuse bins at the side of the property and therefore would accord with policy EN19 of the Core Strategy.

Parking

Off street car parking would still be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Highways - Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams.

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 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 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 guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 drawing:-

Received 4th October 2022 numbered 006 Proposed Ground Floor plans

Received 4th October 2022 numbered 007 Proposed First Floor Plan

Received 4th October 2022 numbered 008 Proposed Roof Plan

Received 4th October 2022 numbered 009 Proposed Elevations

Received 4th October 2022 numbered 010 Existing and Proposed boundary treatment

Reason - To ensure 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 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.

Informatives

1) The proposals include the widening of the existing driveway. The applicant would be required to enter into a section 184 agreement at their own cost for a vehicular or dropped crossing. This would need discussion and agreement with the council's Highways Applications and Network Resilience team at Manchester City Council via

https://secure.manchester.gov.uk/forms/form/749/en/dropped_kerb or the Contact Centre on 0161 234 5004.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services

77 Kingsfield Drive, Manchester, M20 6HX
75 Kingsfield Drive, Manchester, M20 6HX
67 Kingsfield Drive, Manchester, M20 6HX
48 Kingsfield Drive, Manchester, M20 6HX
69 Kingsfield Drive, Manchester, M20 6HX

4 Fairlea Avenue, Manchester, M20 6GN
73 Kingsfield Drive, Manchester, M20 6HX
71 Kingsfield Drive, Manchester, M20 6HX
54 Kingsfield Drive, Manchester, M20 6HX
52 Kingsfield Drive, Manchester, M20 6HX
48 Kingsfield Drive, Didsbury, Manchester, M20 6HX

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