

Planning

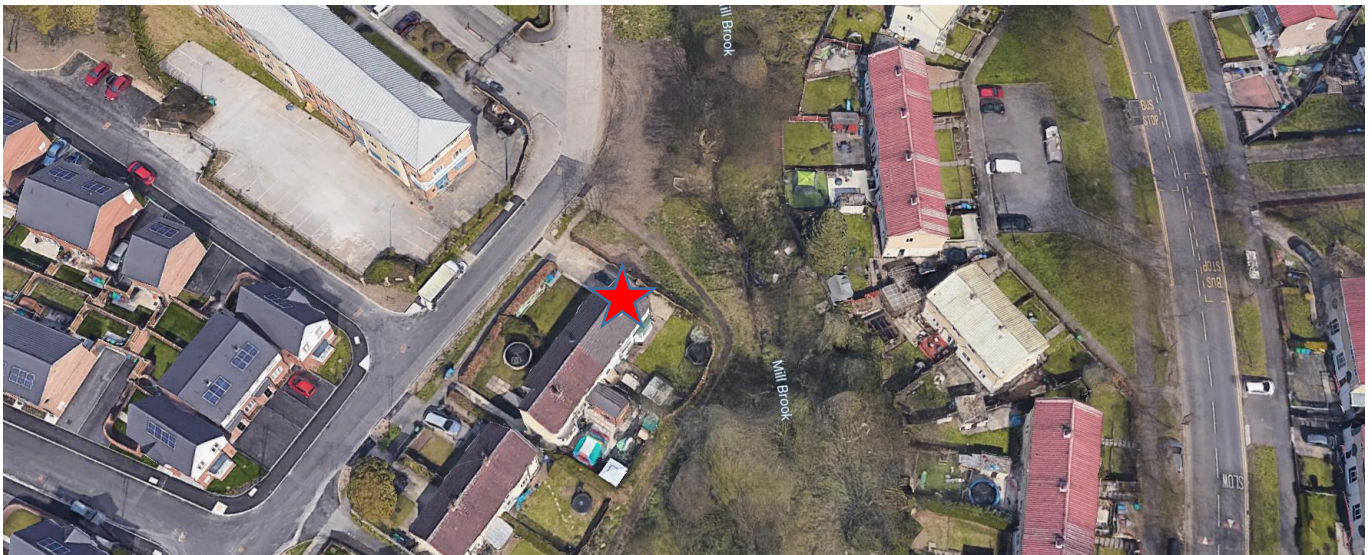
Growth & Development

Delegated officer report for planning application

Application no. 135088/FH/2022
Date registered valid: 4 October 2022
Proposal: Erection of single storey side and rear extension to provide additional living accommodation
Address: 18 Amberley Drive, Manchester, M23 2RH
Ward(s): Baguley Ward

Applicant: Windy28.ai Limited 18 Amberley Drive, Manchester, M23 2RH
Agent (if any): Mr Gooding LDM Group LDM House, 46 Great Ancoats Street, Manchester, M4 5AB
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 28th November 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	21 September 2022
Standard consultations:	No consultations have been printed and sent.
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 site relates to a two storey end semi detached property in the Baguley Ward area of Manchester. Gardens are to the front and rear with access along the side together with off road car parking to the front. The front elevation is stepped with the entrance to the property located on the side facing the boundary. The property features a bay window on the ground floor front and rear. The property is currently undergoing construction of a rear dormer roof extension. The property is surrounded by a mix of new and old properties some terraced and some semi detached varying in design and size.



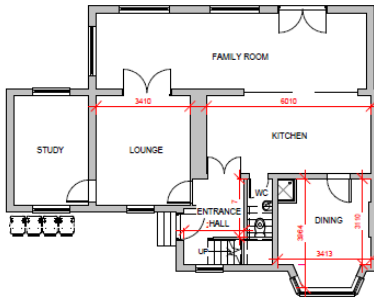
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

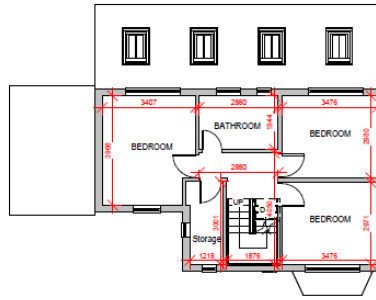
This is primarily a residential area in character.

Description of development

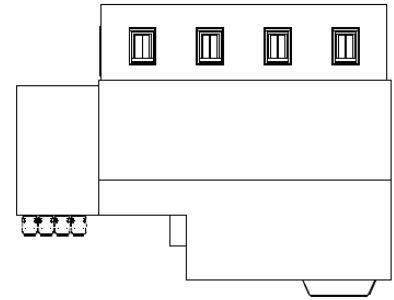
The applicant is seeking planning permission for the erection of a single storey side and rear extension to provide additional accommodation



① Ground Floor Plan
1 : 125



② First Floor Plan
1 : 125



③ Roof Plan
1 : 125

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No letters in respect of this application were received.

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:

134145/FH/2022 - Application Withdrawn - 28.09.2022 - Erection of a single storey side extension to form additional living accommodation

134147/LP/2022 - Application Approved and Refused - 25.08.2022 - Enlargement of property comprising: Part A the erection of a single storey rear extension, and; Part B installation of rear dormer

Residential amenity

The applicant proposes to erect a single storey side and rear extension to provide additional living accommodation.

Side

The proposal would be in line with the front and rear wall of the property measuring approximately 3.0m in width retaining a gap to the side boundary. The roof would be mono pitch with a window to the front and rear. Given the location of the proposed side extension, it is not considered that the introduction of an extension in location would provide an unacceptable impact to adjoining or surrounding properties.

Rear

The extension would project off the rear wall of the property by 3.0m extending the rear wall of the house by 10.m approximately up to the shared boundary with the adjoining semi detached property no. 16 Amberley Drive. The roof would be mono pitch with the inclusion of four roof lights. Double doors and two windows are proposed on the rear elevation and one window is proposed on the side elevation facing the boundary of the side on the north elevation.

It is considered that given the minimal projection on the rear together with the orientation of the application site, that the addition of a single storey rear extension would not provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers.

The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area has been retained although the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

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 to match the existing property. 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

Bins 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

Although the applicant has specified that off street car parking would be affected in the application forms, adequate off street car parking 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) Specified Plans The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received on 28th September 2022 numbered PS222 Rev F Proposed Setout Elevations

Received on 28th September 2022 numbered PS432 F 3D Views

Received on 28th September 2022 numbered PS522 Rev F Proposed Site Plan

Received on 4th October 2022 numbered PS122 Rev F Proposed Set out Plans

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

Flat 4, Fern House, Amberley Drive, Manchester, M23 2RW
104 Greenbrow Road, Manchester, M23 2ET
Flat 6, Fern House, Amberley Drive, Manchester, M23 2RW
Flat 5, Fern House, Amberley Drive, Manchester, M23 2RW
Flat 3, Fern House, Amberley Drive, Manchester, M23 2RW
16 Amberley Drive, Manchester, M23 2RH

108 Greenbrow Road, Manchester, M23 2ET
106 Greenbrow Road, Manchester, M23 2ET

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA