

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134209/FH/2022

Date registered valid: 29 June 2022

Proposal: Erection of first floor extension over the existing garage to provide additional living accommodation

Address: 22 Sandilands Road, Manchester, M23 9JW

Ward(s): Brooklands Ward

Applicant: Miss Sarah Dunn 22 Sandilands Road, Manchester, M23 9JW

Agent (if any): Miss Jenna Thomas Plans 2 Extend Ltd The Print Centre, Johnson Street, Manchester, M46 0RB

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 July 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 July 2022 Expired: 28 July 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: No

Tree Preservation Order: No

The application relates to a two storey semi-detached C3 dwellinghouse of red brick and white render, with a hipped pantile roof and tiled bays. The property features an existing attached garage to the side and a single storey wraparound extension approved under planning reference number 079686/FH/2006/S2. The large plot includes front, side and rear gardens with a driveway.

Description of area

Sandilands Road is residential in nature and characterised by similar interwar semis, though the property to the side of the application site is a detached dwellinghouse of a completely different style and scale to the rest.

Description of development

The applicant is seeking permission to build a first-floor extension over the existing garage to provide additional living accommodation. The extension would provide self-contained accommodation for the disabled relative to access living, sleeping and bathroom facilities on the same level.

Site History

079686/FH/2006/S2 Erection of a single storey front side and rear extension to form additional living accommodation, following demolition of existing conservatory and existing rear extension.
Approved

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

Issues

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions
- Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021) in particular:

- Chapter 12 - Achieving well designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle

The principle of building a first floor extension to provide additional living space for a family dwellinghouse is acceptable given the provisions of policy DC1 and DC1.5 relating to applications from disabled people who may require particular adaptations to their homes, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing

The proposal first floor extension has been set back from the front elevation of the dwelling house and as a result the roof height is lower than the existing roof, which results in the extension being subservient to the host building. The first-floor rear projection slightly exceeds what would usually be acceptable. However, given the neighbouring property no 20 Sandilands Road also has a first floor extension and a gap is maintained between the two properties an over projection of 1.6 m from the neighbouring first floor extension is considered to be acceptable in this instance. Overall, the setback, gaps to the boundaries and spacing of the properties ensure the works should not result in a visual terracing effect and the development gap can be shared equally if No.20 should build a similarly scaled extension in future. The two storey side extension is stepped down at the ridge, set back and appears subservient.

Appearance and visual amenity

The extension would be constructed of brickwork and white render to match the existing house. The roof over the first floor and two storey side and rear extension would be hipped with a pitch to match existing, with a ridge set nearly half a metre lower than existing. There would be one obscurely glazed window at first floor to the side elevation. The orientation and arrangement of the property and neighbouring properties, the addition of a first floor extension should not lead to a terracing effect nor form an obtrusive feature within the street scene, particularly given the other side of the semi, No.20 already features its own two storey side and single storey rear extension, hence the proposal would re-balance the semi-detached properties, hence the character of the semi and street scene are not considered to be harmed by these works, pursuant to policies DM1 and SP1 of the Core Strategy.

Residential amenity

There is one first floor windows proposed for the side elevation facing No 20, however this has been conditioned to be obscurely glazed, hence the privacy of surrounding occupiers should not be unduly impacted. Both properties have large gardens, and the roof is hipped, hence the proposal is not considered to have unacceptable overbearing or overshadowing impacts upon the adjacent occupiers. Due to the siting, orientation and large plot, the extension should not unduly impact neighbouring occupiers' light, privacy or outlook. In addition to this, no objections were received from local residents, thus the proposal is considered acceptable in terms of its impacts upon residential amenity.

Parking and refuse

The off-street parking arrangement will remain as existing as the driveway is to be retained with space for 2 cars, which is more than adequate for a single-family dwelling. A gap of 1.2m is to be retained to the boundary, providing access to the rear for the transport and storage of refuse bins, in line with policy DM1.

A doctor's letter was received outing medical ailments the future occupant is experiencing, and this has been taken into considered in terms of the rearward extension projecting marginally exceeding what is usually excepted. In this instance weigh has been given in relation to UDP Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes. The extension provides self-contained accommodation on one level allowing the family member to be cared for by the occupants of the property. Therefore, on balance the proposal accords with UDP Policy DC1.5.

Conclusion

The proposal broadly complies with policies DM1, DC1, DC1.5, SP1 and the NPPF, did not receive any objections and it is not considered to harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor significantly harm the visual amenity of the house or character of the wider street scene. It is not located within a conservation area, the grounds of a listed building, a district centre nor on an arterial route into the city. The proposed development is deemed acceptable, and works may commence in accordance with the following conditions and approved drawings.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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:

P2E220422A, stamped as received on the 28 July 2022, and the Location Plan, stamped as received on the 29 June 2022 and the Site Plan, stamped as received on the 29 July 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 development hereby approved shall be constructed using materials that match those used in the original property in terms of size, colour and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before first occupation the first-floor windows, in the side elevation facing No.20 Sandilands Road, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) 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.

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

Appendix 1 – List of consultees & neighbours notified

31 Chesterton Road, Manchester, M23 9LA
33 Chesterton Road, Manchester, M23 9LA
21 Sandilands Road, Manchester, M23 9JN
19 Sandilands Road, Manchester, M23 9JN
17 Sandilands Road, Manchester, M23 9JN
24 Sandilands Road, Manchester, M23 9JW
20 Sandilands Road, Manchester, M23 9JW

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