

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134109/FH/2022
Date registered valid: 21 June 2022
Proposal: Erection of part single, part three storey rear extension to provide additional living accommodation
Address: 7 Hightrees Drive, Manchester, M20 2JF
Ward(s): Didsbury West Ward
Applicant: Mr Chris Cooper, 7 Hightrees Drive, Manchester, M20 2JF
Agent (if any): Mr Derek Watmough, 4mation Architecture Ltd, 27 Blythe Avenue, Stockport, SK7 1EU
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 29 September 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 August 2022

Standard consultations: Printed: 1 July 2022 Expired: 22 July 2022

Neighbour notifications: Printed: 1 July 2022 Expired: 22 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: Not applicable

Tree Preservation Order: Not applicable

The application site relates to a modern three storey, end terrace townhouse which is predominantly constructed in brick, with white render, concrete roof tiles and a single storey rear outrigger.

Description of area

The area is predominantly residential in nature, with a variety of design and styles. From the converted former hospital and surrounding buildings to the more modern housing estate surrounding the former hospital. The area is located close to West Didsbury local centre on Burton Road and sources of employment at Withington Hospital and Siemens sites.

Description of development

The applicant is seeking planning permission to erect a part single, part three storey rear extension to provide additional living accommodation.

Similar was applied for recently, under reference 133193/FH/2022, which this was refused due to unacceptable impacts upon both visual and residential amenity. The applicant has lodged an appeal for the previous refusal and this has not yet been determined by the inspectorate.

Planning History

133193/FH/2022 - Erection of part single, part three storey rear extension to provide additional living accommodation Refused 11.05.2022 (currently subject of appeal against refusal)

Consultations & Notification Responses

Local residents, as per appendix 1 – Four letters received, three neutral and one objection.

First notification:

Resident 1: *As raised with neighbours who are currently having an extension (No.3 Hightrees), I had concerns regarding access and skip location as placing outside of the property boundaries would cause obstruction for entry and exit for residents. The back of the property is accessed via a private road managed by Premier Estates. As this road is unadopted it is not maintained or managed by the council and as such if there is any builders debris or damage to the road, costs would need to be covered by 7 Hightrees. Permission for access, parking, road maintenance etc are needed.*

Resident 2: *I obviously don't want to stop someone making the improvements they want to their home, my only ask would be to please be considerate of the neighbours when planning the building work. There have been three other extension builds from the houses at the back of the flats over the last year or so, and it feels like there isn't much time to enjoy peace and quiet without hearing building work. The flats at the back only have windows on the one side, so if there is loud noises and building dust we will not be able to open our windows for air in the summer. A lot of us also work from home, and so find building work disruptive. I personally am neurodivergent and struggle with sensory difficulties so extensive periods of loud noises cause me a lot of stress and impact my wellbeing, which is part of why we moved to the area as we heard it was very quiet. If you could be mindful when building by not starting loud drilling immediately at 8.30am, not building at weekends so we get a break, not playing loud music on site during the building, and being clear how long the building work would take, these would be small accommodations you could make to make people more comfortable and prepared.*

Second notification:

Resident 3: *The rear of my property is accessed by the private road which is at the rear of 7 Hightrees Drive. There is very limited parking for the private residents as such can the building skips and materials required for the build kindly be placed in the rear garden of 7 Hightrees Drive. Also, please can trades 'not' park on the private driveways as this has caused significant disruption in the past.*

Resident 4: *I believe that the erection of this part single part three storey rear extension would directly impact my property in terms of amount of daylight and sunlight in addition to causing noise and disturbance.*

West Didsbury Residents Association – No comments received.

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

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

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



Issues

Principle – The principle of building a part single part three storey rear extension to provide additional living space for a family dwellinghouse is acceptable given the provisions of saved policy DC1 of the UDP, 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 extension would be sited at the rear (south-east) of the house, projecting 4.23m at ground floor and 1.7m at first and second floor, with width of 5.4m at ground floor and 4.6m at first and second floor. The single storey element would have a max height of 4.5m and over the second floor the eaves would sit 1m higher than existing with a ridge set 1.34m lower than the main ridge. The roof would be dual-pitched with a rear facing gable. The upper floors would leave a gap of 1m to the boundary shared with No.5, whilst both elements would be sited 1.1m from the boundary shared with the carpark for the adjacent flats. The ground floor projection would exceed that which is stipulated within saved policy DC1 (of 3.65m) however it only exceeds this by 58cm and exceeds the original outrigger by 2.5m, which is deemed acceptable given the orientation, plus similar works have been carried out or approved at No.3 Hightrees Drive, No.123 Nell Lane and No's 71 and 79 Houseman Crescent. The initial design was considered too large, with a first/second floor projection of 2.9m and a

height of 9m, therefore negotiations took place to reduce this to 1.7m in line with the builds on Houseman Crescent. The revised scheme is considered appropriately scaled and sited, pursuant to policies DC1 and DM1.

Appearance and visual amenity – The property is not listed nor located within a conservation area. The extension would include the use of render, roof tiles and uPVC windows to match the existing house, which has been conditioned. The single storey element would feature a mono-pitched roof containing 2no rooflights and a set of rear-facing patio doors. The three storey element would feature a dual-pitched roof containing a 2nd floor window within the rear gable and two windows at first floor. The materials will match existing, the style is in-keeping with the host building and surrounding extensions and although it would be visible from the highway, the revised design is not considered to form an overly prominent feature within the streetscene. Hence, the design is considered acceptable and its impact upon visual amenity acceptable.

The amendments of this proposals to the previously refused application are considered acceptable and overcome the impacts to visual amenity identified through consideration of that application.

Residential amenity – No side facing windows are proposed, therefore privacy is not deemed an issue in this case. The adjoining neighbour, No.5, is sited south-east of the application site and therefore should not unduly impact their light, particularly given the location of the three and four storey flats to the west and south of the terrace which will block late evening sunlight as existing. To the other side lies the flats, which are sited approx. 15m from the proposed extension and therefore should not be overshadowed nor hemmed in by the works. Three neutral comments were received, two prior to and one after the revised scheme. They mainly raised concerns with building works noise and disturbance, contractor parking and skip location, which cannot reasonably be controlled for this householder application. For a minor residential project the building works are of a temporary nature and thus the noise and disturbance to neighbours would only be for a relatively short period of time. An informative has been attached to remind the applicant/agent of MCC's construction hours however. The single objection related to a loss of light, however it is not considered that the extension would unduly overshadow this objector. On balance it is considered that the revised scheme has addressed the concerns adequately and should not significantly harm the amenity of neighbouring residents.

The amendments of this proposals to the previously refused application are considered acceptable and overcome the impacts to residential amenity identified through consideration of that application.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and although it received an objection, this did not carry great weight. It is not considered that it would significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm visual amenity, hence the proposal is deemed acceptable and development 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: Refuse

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 agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 drawing titled 'Proposed block plan', stamped as received by the City Council as Local Planning Authority with the planning application on the 21st June 2022 and the drawing numbered '02 Rev F' stamped as received by the City Council as Local Planning Authority on the 2nd September 2022.

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 of the extension hereby permitted shall match those specified on the submitted application form, including render and roof tiles to match existing.

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.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

125A Nell Lane, Manchester, M20 2LG
123A Nell Lane, Manchester, M20 2LG
125 Nell Lane, Manchester, M20 2LG
123 Nell Lane, Manchester, M20 2LG
8 Hightrees Drive, Manchester, M20 2JF
6 Hightrees Drive, Manchester, M20 2JF
4 Hightrees Drive, Manchester, M20 2JF
3 Hightrees Drive, Manchester, M20 2JF
2 Hightrees Drive, Manchester, M20 2JF
5 Hightrees Drive, Manchester, M20 2JF
Flat 31, 2 Houseman Crescent, Manchester, M20 2JQ
1 Hightrees Drive, Manchester, M20 2JF
Flat 33, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 32, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 30, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 29, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 28, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 27, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 26, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 22, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 25, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 24, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 23, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 21, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 20, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 19, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 18, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 17, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 16, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 15, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 14, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 34, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 12, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 11, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 10, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 9, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 8, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 7, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 6, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 5, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 4, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 3, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 1, 2 Houseman Crescent, Manchester, M20 2JQ

Flat 2, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 41, 4 Houseman Crescent, Manchester, M20 2JY
Flat 40, 4 Houseman Crescent, Manchester, M20 2JY
Flat 39, 4 Houseman Crescent, Manchester, M20 2JY
Flat 38, 4 Houseman Crescent, Manchester, M20 2JY
Flat 37, 4 Houseman Crescent, Manchester, M20 2JY
Flat 36, 4 Houseman Crescent, Manchester, M20 2JY
Flat 58, 4 Houseman Crescent, Manchester, M20 2JY
Flat 42, 4 Houseman Crescent, Manchester, M20 2JY
Flat 43, 4 Houseman Crescent, Manchester, M20 2JY
Flat 44, 4 Houseman Crescent, Manchester, M20 2JY
Flat 45, 4 Houseman Crescent, Manchester, M20 2JY
Flat 46, 4 Houseman Crescent, Manchester, M20 2JY
Flat 47, 4 Houseman Crescent, Manchester, M20 2JY
Flat 48, 4 Houseman Crescent, Manchester, M20 2JY
Flat 54, 4 Houseman Crescent, Manchester, M20 2JY
Flat 55, 4 Houseman Crescent, Manchester, M20 2JY
Flat 56, 4 Houseman Crescent, Manchester, M20 2JY
Flat 57, 4 Houseman Crescent, Manchester, M20 2JY
Flat 35, 4 Houseman Crescent, Manchester, M20 2JY
4 Houseman Crescent, Manchester, M20 2JY
Flat 49, 4 Houseman Crescent, Manchester, M20 2JY
Flat 50, 4 Houseman Crescent, Manchester, M20 2JY
Flat 51, 4 Houseman Crescent, Manchester, M20 2JY
Flat 52, 4 Houseman Crescent, Manchester, M20 2JY
Flat 53, 4 Houseman Crescent, Manchester, M20 2JY

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) -
Area Team Boundary - Name: SOUTH AREA