

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133284/FH/2022

Date registered valid: 5 April 2022

Proposal: Erection of two storey extensions to the side and rear together with the installation of a single storey front extension and installation of canopy roof to the front.

Address: 2 Finney Drive, Manchester, M21 9DS

Ward(s): Chorlton Ward

Applicant: Mark Thorpe, 2 Finney Drive, Manchester, M21 9DS

Agent (if any): Mr Ryan Forber, Plans 2 Extend, The Print Centre, Johnson Street, Atherton, M46 0RB

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17th August 2022

Application details

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	10 th May 2022	
Standard consultations:	No consultations have been printed and sent.	
Neighbour notifications	Printed: 8 April 2022	Expired: 29 April 2022
Site notice	Posted: 10.05.2022	Expired: 31.05.2022
Press advert	Published: 12 April 2022	Expired: 3 May 2022
Departure from Development Plan:	No	
Environmental Statement:	Not required	

Description of site/building

The site relates to a modern two storey semi-detached property in the Chorlton ward area of Manchester. The site is located within the Chorlton Green Conservation Area. The property benefits previous enlargements to the rear.



Listed building:	Not applicable
Conservation area:	Chorlton Green Conservation Area 1970
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in nature

Description of development

Erection of two storey extensions to the side and rear together with the installation of a single storey front extension and installation of canopy roof to the front.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal.

There have been three letters of objection in respect of this proposal. Summary of comments below:

- Would like to object to this design because the build will significantly increase scale of the house and its visual street presence, impacting negatively on the adjacent conservation area and the visual amenity of the neighbouring listed Lych Gate.
- The continuous canopy across the front, along with the double height side extension, will make a significantly great visual presence than the current set back and staggered design.
- The side extension pushes out the plot boundary and does not allow for the mature trees on the path or for a break between the house and the boundary.
- The scale of the side extension and canopy appears to require enlarging the plot from its current boundary and building on the public footpath. It would not be appropriate to its context.
- This application is in a conservation area and the extension plans will be intrusive to the character of the area.
- The house is in a historically significant part of Chorlton Green and further enlargement to the property will create irreversible damage, as it is adjacent to the Lych-gate and graveyard.
- The property is a modern brutalist style and the proposed extension will also be out of keeping with the historical integrity of the Green.
- There are mature trees and a wildlife habitat.
- The house is already an imposing structure and the plans being suggested will significantly increase the size and appearance of this house which will be significantly out of proportion to both the surrounding properties and the character of the original buildings in an area which is supposed to be a conservation area.
- This house sits on the edge of Chorlton green in between the Lych gate and the old school house, all of these have special historical significance and will now be dominated by the changes being suggested by the front and side aspects of this proposal.
- The "retained trees" marked on the plans have already been removed. Four or five mature trees were removed earlier this year seemingly for no reason, as they were not damaged and caused no problems
- Neighbours have already extended their garden and taken up some of the land that used to be the pathway running down the side of the house and erected an imposing fence. This has again presumably been done in preparation to allow it to fall in line with the intended new boundary. This will mean the passage running down the side of the houses between the gardens and the old grave yard will become a desolate alley and lose the wildlife and hedges down one side as it is swallowed up by the encroachment of the gardens by both houses.
- Houses round the green have already made aggressive changes to the look of the facades of their houses which is a shame as it changes the character and look of what is an important and historical part of Manchester's history.

- The loss of the mature trees, presumably to accommodate this

Neighbourhood (Arborist) – have no objection as the development would have minimal encroachment.

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 DC18 for Conservation Areas
- 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 3 Heritage
- 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 site applications:

092818/FH/2010/S1 - Application Approved - 10.06.2010 Erection of a two storey front, side and rear extension to existing dwelling including alterations to the elevations and creation of a terrace at second floor level

Residential Amenity

The application proposes the erection of two storey extensions to the side and rear together with the installation of a single storey front extension and installation of canopy roof to the front. Concerns have been raised by objectors with regards to the scale of the development, the visual

appearance, impact on the Conservation Area, intrusive impact on the character of the area, impact on the graveyard and trees removed.

Canopy/front extension

The applicant proposes to erect a single storey front extension with the installation of a canopy across the front and side. The extension would project forward slightly of the existing garage with the canopy above and around the side. Given that the extension would not project forward of the existing front wall of the property, this is considered to be acceptable reflecting the current characteristics of the front of the property.

Side

The applicant proposes to extend out from the side wall by 2.0 metres towards the side boundary to a length along the side of 3.545 metres. There would be a setback from the front wall of the property measuring approximately 4.0 metres. The roof would be set down significantly with a hipped roof. Glazing would wrap around the extension at first floor on the side elevation with glazing on the ground floor side. Given that there are no properties within close proximity to this elevation, there would be no overlooking or loss of privacy. A door would face the front elevation.

Rear

The proposal would see the introduction of two storey projecting bays to the rear measuring 1.2 metres from the back wall. Given the minimal projection together with the staggered projection of the adjoining property, this addition would be considered to be acceptable and would not impact on the occupiers of the adjoining property.

Overall the proposal 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 houses in the immediate vicinity are themselves altered and extended. 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.

Impact on the Chorlton Green Conservation Area

The proposal would be located in a suitable position and is considered would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Trees

Concerns were raised in relation to the impact on trees. The impact assessment has concluded that the development will have minimal encroachment into the tree's root protection area.

The applicant has proposed to use construction methods which reduce the impact on any trees within the vicinity of the development.

A condition has been attached so that the trees are adequately protected during the construction phase and BS:5837 is strictly adhered to.

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, Face brick to match existing cladding to match existing 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
Disabled access

Refuse

The storage of refuse bins are not affected by the proposal, as there would be space to the side which accords with policy EN19 of the Core Strategy.

Parking

There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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. No significant problems have arisen during the consideration of this 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 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:

Received on 22nd March 2022 numbered P2E101221A Proposed Floor Plans and Elevations

Received on 5th April 2022 Proposed Site plan

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 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.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have

effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) The development hereby approved shall implement the adequate protection of trees during construction in accordance with the Method Statement received by the City Council as local authority on 11th July 2022 compliant to BS5387

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

33 Chorlton Green, Manchester, M21 9FQ
4 Finney Drive, Manchester, M21 9DS
1 Finney Drive, Manchester, M21 9DR

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
Conservation Area - Chorlton Green Conservation Area 1970
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH