

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134256/FH/2022

Date registered valid: 8 July 2022

Proposal: Erection of single storey side and rear extension together with a hip to gable extension and installation of rear roof dormer

Address: 12 Mere Drive, Manchester, M20 6AF

Ward(s): Didsbury East Ward

Applicant: Mr Noel Lawlor 12 Mere Drive, Manchester, M20 6AF

Agent (if any): Mr Colin Williams 11 Gilda Crescent Road, Eccles, Salford, M30 9AG

Case officer: Janet Lawless
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Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 September 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26.08.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 July 2022 Expired: 3 August 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 property that is the subject of this householder application is identified as 12 Mere Drive. It is a brick built bay fronted semi- detached property, located at the head of a cul-de-sac. It has a hipped roof and an original single storey rear outrigger. It has garden area to the front, side and rear, which is accessed alongside through a double gate which also accesses the rear of number 10 Mere Drive. The driveway between the two properties having been kept open plan with no boundary treatment. The front of the properties are also open plan and the front garden is a combination of flagged parking space and lawn. To the rear the garden is of a good size. The property is located within the Didsbury East ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with properties of a similar size, age and style to the host property. Several of the properties on the road behind Mere Drive (Beaver Road) and on surrounding roads have had the benefit of extensions, hip to gable conversions and dormer extensions.

Description of development

The proposal is for the erection of a single storey side and rear extension together with a hip to gable roof extension and installation of rear roof dormer. The single storey extension is a wrap around and starts along the side of the property about half of the way down. This then returns to run across the rear of the property being set in slightly from the common boundary with number 14 Mere Drive. To the other side the proposal property is set at 45 degrees to number 10 Mere Drive. The proposed rear dormer would occupy the full width of the roof extending into the area created by extending from a hip to a gable roof line. There are 2 windows proposed in

the rear elevation of the dormer these serve the bathroom and bedroom. To the single storey side and rear extension is a window and a door in the side elevation facing towards number 10 Mere Drive and 2 sets of bi-folding doors in the rear elevation. There are no windows in the side elevation facing 14 Mere Drive. To provide additional natural light there are 3 Velux type windows proposed in the side roof slope and three in the rear roof slope. There are also three proposed in the roof of the dwellinghouse to the front of the property.

The materials proposed would match those of the existing property.

Consultations & Notification Responses

Local Residents were informed- one representation has been received who had the following concerns:

This particular house backs on to a large number of properties and this will affect all involved. The precedent down Mere Drive and the surrounding area is predominantly two story building and this will raise the elevation of this property.

Issues

Policy

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

Principle

As the proposal seeks to extend a residential property in an established residential area to create additional living accommodation, policy DM1 and saved policy DC1 are applicable. Consideration has, however, been given as to whether the scale, massing, design and appearance of the extension is acceptable. In addition, consideration has been given to any impact the proposed development may have on the residential and visual amenity of neighbouring occupiers and the residential area.

Scale, Massing and Design

The single-storey rear extension retains subservience to the host property. It is set far back from the front elevation and retains a reasonable gap to the boundary with number 10 Mere Drive and is set in off the boundary with number 14 Mere Drive. It would form an 'L' shaped wrap around and has a mono-pitch roof. The roof of the existing property would also be converted from hipped to a gable and a rear dormer installed. The dormer would not be readily viewed from within the street scene, with the only feature viewed being the hip to gable. This also reads as subservient when viewed in the context of the host property.

The single-storey side and rear extension is considered to be subservient to the main house and would not form an incongruous feature within the street scene.

The design and choice of materials for the proposal reflect the existing house and neighbouring properties. This is considered to be acceptable in this location and is not considered to be detrimental to the character of the property nor the area within which it is located.

Residential /Visual Amenity

The rear extension has a limited height and modest rearward projection, it is set in slightly off the common boundary with number 14 and as the site along the side increases as you go further into the site towards the rear there is also a good sized gap retained. Whilst there is no boundary treatment between numbers 10 and 12 Mere Drive, this is by choice, and should a

fence be erected, it could be up to a height of 2 metres, which would reduce the impact even further.

Given the relationship to the neighbouring properties either side, it is not considered that the development would create any undue loss of light or privacy to neighbouring occupiers. This is not the first property within the vicinity to have a dormer extension with the precedent having been set in the immediate local by the properties directly to the rear on Beaver Road also having dormer extensions which face onto the proposal site, it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

The dormer extension to the rear is modest and again matches that constructed within the roof of the Beaver Road. Given the precedents of this and other similar development within the immediate vicinity of the site it would not be an incongruous feature.

There would be one additional window and a door in the ground floor side elevation, however given the orientation of the property and its relationship to the neighbouring property, it is considered acceptable. The remaining additional windows and patio doors overlook the applicants own garden area. As such there would be no overlooking or loss of privacy. It is not considered that the proposal would have a detrimental impact upon either the residential or visual amenity of the host property, neighbouring properties, or on the character of the area within which it is located.

Waste Management

The waste bins are currently stored alongside the property, this would remain the situation post development.

Parking

The parking is not impacted by the proposal.

Comments on representations received- A comment was received which stated that the precedent set by the other properties on Mere Drive was 2 storey, and that the dormer extension to the rear would affect all the properties to the rear. Having looked around the area, there are several properties not least the 2 directly backing onto the proposal site on Beaver Road that have already had the benefit of dormer roof extensions. There is no greater view from the dormer extension than is currently achieved from the windows in the rear elevation to the first floor. Whilst there is a hip to gable proposed, this only changes the roof line, and does not add any further floors, with the property still being read as a 2 storey within the street scene.

Conclusion

It is considered that the proposals are in accordance with City Council saved policies DC1.1, DC1.2, DC1.3 of the Unitary Development Plan and policies DM1, SP1 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

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case no significant issues have arisen during the consideration of this application and the application has been determined in line with both national and local policies. Appropriate conditions have been attached to the permission granted.

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:

Drawing no. 2A - Proposed Floor Plans and Elevations received 05.09.2022

Location Plan received 28.06.2022

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 materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing building in type, size, colour and texture, including the mortar and patching in.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) 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 plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

8 Beaver Road, Manchester, M20 6SR
10 Beaver Road, Manchester, M20 6SR
14 Mere Drive, Manchester, M20 6AF
4 Beaver Road, Manchester, M20 6SR
10 Mere Drive, Manchester, M20 6AF
6 Beaver Road, Manchester, M20 6SR
47 Clothorn Road, Manchester, M20 6BP

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