

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134391/FH/2022

Date registered valid: 24 August 2022

Proposal: Erection of a two storey side and single storey rear extension following demolition of existing garage

Address: 84 Bankside Road, Manchester, M20 5GD

Ward(s): Didsbury East Ward

Applicant: Mrs Debbie Leonard, 84 Bankside Road, Manchester, M20 5GD

Agent (if any): Mr Robert Stuart, CS Property, 25 Highfield Avenue, Sale, Manchester, M33 3DW

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: October 2022

Standard consultations:

Printed: 1 September 2022

Expired: 22 September 2022

Neighbour notifications

Printed: 1 September 2022

Expired: 22 September 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 a brick and hung tile built 2 storey semi-detached dwellinghouse. It sits towards the head of the cul-de-sac. It has a single storey attached garage and gardens to the front and rear of the property. It has a low kerb edged boundary with some tree planting to the frontage. To the rear is a single storey conservatory with the garden being laid to lawn and timber panel fencing.. 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 comprising of properties of a similar age, size and style to the proposal site.

Description of development

The proposal is for the erection of a part single part two storey side extension following the demolition of the existing garage, and the erection of a single storey rear extension following the demolition of the single storey rear conservatory. The additional accommodation created would be in the form of a utility/store, bedroom and open plan kitchen diner to the ground floor with an additional bedroom to the first floor on the side. There is a door on the front elevation which provides access to the cycle store.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Flood Risk Management Team- no objections to the proposal and no condition required.

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

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.

Principle

The principle of a part single part 2 storey side and single storey rear extension to provide additional living accommodation for a family dwellinghouse in an established residential area is considered 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 two storey extension is set back from the front of the property and set down from the existing ridge of the roof. It is also set back considerably from the property frontage which results in a subservient extension. The scale and massing of the proposal when viewed within the context of the property itself and the character of the area within which it is located is considered acceptable. The single storey rear extension occupies a similar footprint to the existing conservatory on the rear. It would project marginally closer to number 86 Bankside Road and slightly higher. Again it is considered acceptable in terms of siting scale and massing, being in the position that is currently occupied by physical development. The side extension due to the setback and is a very modest addition to the property being only 2.7m by 1.54m. Given the orientation of the extensions in relation to the neighbouring properties, the siting scale and massing of the proposed extensions are considered acceptable.

Residential Amenity

There would be 2 high level letterbox windows to the side on the ground floor, with no windows to the first floor side. The remaining proposed windows would be in both the front and rear elevations. There is only 1 obscurely glazed window on the side elevation of the neighbouring property, this serves the landing and whilst it is acknowledged that this would result in some loss of light, it is not a habitable room and is not considered to be so severe given the set down and set back so as to merit refusal. There is a window in the rear elevation of the single storey rear extension and patio doors on the return elevation together with a glass lantern set within the flat roof to provide additional natural light.

The development gap is capable of being shared and the proposal would not form a terracing effect and the setback and lower ridge ensure a subservient appearance. The rear element accords with the limit stipulated within policy DC1 of 3.65m and therefore the proposal is

considered subservient to the main house and appropriately sited and scaled, pursuant to policies DC1, DM1 and SP1. The proposal would not result in overlooking or overshadowing, and whilst it is acknowledged that the boundary between number 82 and 84 Bankside Road would be more solid than with the current conservatory, it is still in line with saved policy DC1 and Core Strategy DM1.

Appearance and visual amenity

The extension would be part matching brickwork and part hung tiles, with matching roof tiles and double glazed uPVC windows/doors, all to match the existing house, and a condition to that effect would be attached to any consent granted. The extension features a setback and lowered ridge to ensure a subservient appearance and protect the visual amenity of the house and area. Due to the orientation and arrangement of the property and neighbouring properties, the addition of a two storey side extension would not lead to a terracing effect nor form an obtrusive feature within the street scene. The extension is to be built of appropriate materials, is standard in design and is in-keeping with the character of the area.

Parking and refuse

The off-street parking arrangement will remain as existing, with space for 1 car. Currently the bins would be brought through the garage kerbside for collection, however as the garage is to be demolished, and no gap would be retained to the boundary, details of a bin store and its location would be required by condition.

Conclusion

It is considered that the proposed development complies with policies DM1, DC1, SP1 and the NPPF and it is not considered to result in a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties, nor is there harm to the visual amenity of the house or area within which it is located. There is sufficient external amenity space retained post development for the occupants of the dwellinghouse.

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. No significant

problems have arisen during the consideration of this application and the application has been determined in a timely manner and with the attachment of appropriate conditions.

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:

Proposed Elevations -22-371-03 Rev A received by email 7th November 2022

Proposed Floor Plans- 20/21-371 Rev C received by email 7th November 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

MCC Flood Risk Management

82 Bankside Road, Manchester, M20 5GD

47 Bankside Road, Manchester, M20 5QE

45 Bankside Road, Manchester, M20 5QE

86 Bankside Road, Manchester, M20 5GD

24 Farlands Drive, Manchester, M20 5GB

22 Farlands Drive, Manchester, M20 5GB

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA