

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135022/FH/2022

Date registered valid: 23 September 2022

Proposal: Erection of a part single/part two storey side and rear extension to form additional living accommodation

Address: 7 Burnham Drive, Manchester, M19 2JJ

Ward(s): Burnage Ward

Applicant: Mrs Tasneem Ganijee, 7 Burnham Drive, Manchester, M19 2JJ

Agent (if any): Mr Barry Cullen, Flat 27, Brookside Court, 101 Slade Lane, Manchester, M19 2AH

Case officer: Adam Mitchell
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Recommendation: APPROVE

Date of recommendation: 10.11.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 3 October 2022 Expired: 24 October 2022

Neighbour notifications

Printed: 3 October 2022 Expired: 24 October 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application relates to an inter-war semi-detached, ground floor bay fronted, first floor rendered dwellinghouse situated within a row of similar properties in a predominantly residential area of Burnage ward.

The property benefits from amenity space along the front, side and rear elevations, gated access along the side elevation; including boundary treatment around the perimeter of the curtilage of the dwellinghouse. The amenity space surrounding the application building is in-part hard surfaced to facilitate off street car parking for at least two vehicles to the front and side of the house.

Description of development

The application seeks consent for the erection of a part single part two storey side and rear extension to form additional living accommodation.

The proposed part single part two storey side extension includes a set down dimensions of 0.2 metres below the existing ridge roof height. The extension would have approx. dimensions of Height 7.3m /(at the eaves) 5.6m x Width 2.1m (along the front elevation) x Depth 10.6m. Additionally the two storey element would include a 1.5 metre setback along the first floor from the principal elevation and be sited 0.9m metres away from the shared boundary with 9 Burnham Drive.

The proposed part single part two storey rear extension would have approx. dimensions of Height 7.3m (at the eaves) 5.6m x Width 8.6 x Rear Projection 3m. The extension would run alongside the shared boundary with no. 5 Burnham Drive.

Planning History

134068/FH/2022 Erection of a part single part two storey side extension and single storey rear extension to provide additional living accommodation. REFUSED 15.08.2022

Consultations & Notification Responses

Local residents were notified however none responded.

Flood Risk Management Comments: No objections to the proposal and recommended the following informative attached to any approval:

‘The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

As the proposed development is within Flood Zone 2, floor levels should be set no lower than existing floor levels of the adjoining dwelling.’

Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

Relevant to this application is Section 12 ‘Achieving Well Designed Places’

Paragraph 130 states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and

disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 134 goes on to state that:

'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.

Unitary Development Plan Saved Policies- A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. 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 original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved

Issues

Principle

The proposed development is a part single part two storey side and rear extension to a residential dwelling, this is considered acceptable as many people prefer to extend their home rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on neighbouring's properties' residential amenity.

Residential and Visual Amenity

Part single part two storey side

In terms of the side extension and the potential impact on 9 Burnham Drive, consideration has been given to the height, size and massing of the proposal and any impact it may have on the neighbouring property. The proposal would flank the existing boundary and project beyond the rear elevation of the neighbouring property. However given that the rearward projection of the ground and first floor is lower than what is outlined in saved UDP Policy DC1 this would alleviate any concerns regarding significant impacts in terms of visual and residential amenity for the occupants at 9 Burnham Drive.

The proposed extension would be visible from within the streetscene in Burnham Drive, but it is considered that as the extension is set back from the front of the main dwelling, the proposed extension would be subservient to the existing house and would have an acceptable appearance. It should also be noted that the approval has been conditioned so that it would be built in materials to match the existing house. For these reasons, it is considered that the proposed extension would not adversely affect visual amenity within the area.

Fenestration elements are situated along the front overlooking the driveway and the rear elevation overlooking the rear garden. Additionally, one side facing first floor window is proposed along the northern elevation however given this will overlook the neighbouring's gable wall it is deemed that the fenestration elements do not pose overdue intrusive sight lines issues into adjoining properties, maintaining privacy levels for neighbouring occupiers. A condition shall be applied to any approval regarding no further windows along the proposal.

Part single part two storey rear extension

As mentioned above the proposed part single part two storey rear extension would have approx. dimensions of Height 7.3m (at the eaves) 5.6m x Width 8.6 x Rear Projection 3m. It should be noted that the extension is very close to the adjoining semi-detached boundary, however given that the first floor element has a set-in dimension of 3.5 metres and only protrudes 3 metres past the rear elevation it is not considered that the proposal would create an dominate or overbearing feature on the boundary. Further, given the orientation of the property no additional overshadowing implications would be expected upon no. 5 Burnham Drive's back garden. No windows would be inserted along the southern elevation and as such would not give rise to any overlooking or privacy implications.

It should be noted that there is local precedent for comparable extensions along Burnham Drive which include no.4 Burnham Drive (application ref. 130995/FH/2021)

Overall, the proposed extensions are considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Height, Scale and Massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed part single part two storey side and rear extension have tied in with the existing building. The main alteration between this application and the previously refused application (ref. 134068/FH/2022) is the introduction of a 1.5metre setback along the first floor providing subservience to the original dwelling and ultimately preventing a terracing impact within the local context. It is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. Additionally, given the local precedent for comparable extensions it is considered that the proposed extension's siting and scale is acceptable in this area and received no objections from neighbouring properties or statutory consultees. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Car Parking

The current existing off street car parking arrangement would not be affected by the proposal.

Waste Management

The proposal would not affect the existing bin storage management within the application site.

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/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the 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 date of three years beginning with the date of 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:

Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 23 September 2022.

Document: Flood Risk Assessment stamped as received by the City Council as Local Planning Authority on 23 September 2022

Drawing: Proposed Site and Roof Plans

Drawing: Location Plan

Drawing: Plans, Elevations & Sections all stamped as received by the City Council as Local Planning Authority on 23 September 2022

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

- 3) The materials to be used on the external surfaces of the proposed extensions hereby submitted shall match those of the existing dwellinghouse, 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 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.

- 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 interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1.

Informatives

The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

As the proposed development is within Flood Zone 2, floor levels should be set no lower than existing floor levels of the adjoining property and the residents are encouraged to sign up to EA flood warnings.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

117 Kingsway, Manchester, M19 2LN
115 Kingsway, Manchester, M19 2LN
113 Kingsway, Manchester, M19 2LN
9 Burnham Drive, Manchester, M19 2JJ
6 Burnham Drive, Manchester, M19 2JJ
4 Burnham Drive, Manchester, M19 2JJ
5 Burnham Drive, Manchester, M19 2JJ

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) -
Area Team Boundary - Name: SOUTH AREA