

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134510/FH/2022

Date registered valid: 22 August 2022

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

Address: 33 Willow Way, Manchester, M20 6JT

Ward(s): Didsbury East Ward

Applicant: Ms Helen Sharman, 33 Willow Way, Manchester, M20 6JT

Agent (if any): Miss Tom Hallett, Q and A Planning, The Stables, Paradise Warf, Ducie Street, Manchester, M1 2JN

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 14 November 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 September 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 30 August 2022 Expired: 20 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick, white render and slate, with a gable end roof, large windows and decorative timber detailing. The property features an existing two storey side extension, approved in 2001 (under reference 061072/FH/SOUTH2/01). The plot includes a driveway and lightweight carport to the front/side and gardens to the front and rear, bound by established planting.

Description of area

Willow Way is an attractive residential street within East Didsbury, close to the junction between School Lane and Parrs Wood Road. The street is characterised by similar family dwellinghouses of red brick and white render and benefits from its proximity to Didsbury Village centre and tram stop.

Description of development

The applicant is seeking permission to build an additional two storey side and part single, part two storey rear extension to form additional living accommodation to allow their elderly parents to live with them. This would include a separate entrance, staircase and facilities, along with three more bedrooms.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter of support received:

We have been Helen's neighbours on Willow Way for about 20 years. Her new extension will be closer to our house than any other house on the street. Helen has kept us fully informed of her plans and shared the details of her application with us. Helen has planned this extension very carefully and with appropriate specialist advice and she has always had a good eye for what is aesthetically pleasing. We are very comfortable with what she is proposing to build and believe that her plan is in keeping with the character of the street.



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 2012, amended in 2021)

- Chapter 12 – Achieving well-designed places

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

Issues

Principle – Extending a residential property, via a two storey side and rear extension, in order to provide additional living accommodation is normally acceptable in principle. However, in this case the two storey side element would project from an existing two storey side, therefore careful consideration must be given to the proposal's siting, scale, massing, design and its impact upon both visual and residential amenity.

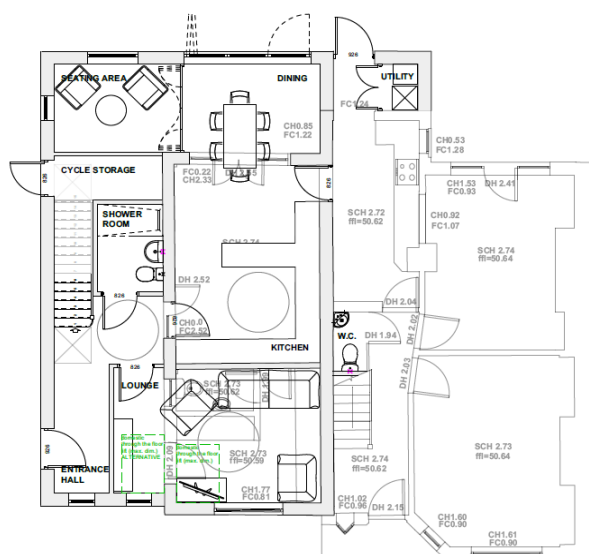
Siting, scale and design – The two storey extension would project 3m to the side, occupying the full depth of the property and projecting 2.75m beyond the main rear elevation (1.47m

beyond the outrigger), with a single storey rear element sitting flush with the two storey rear. The two storey side would have a roof set 0.3m lower than the original ridge, with matching eaves, whilst the rear would be set down by 1.75m. The extension would be sited 0.9m from the boundary shared with No.31 and would be set 0.47m back from the principle elevation of the original property. The single storey rear accords with policy DC1 and is considered acceptable. The two storey element would project 3m beyond the previous two storey side (approved in 2001) which itself measures 3.8m in width. This takes the total enlargement to 6.8m, which exceeds the width of the original dwellinghouse (6.38m) and therefore fails to form a subservient addition to the host building. Subservience is a factor specifically required by saved UDP policy DC1.2 and policy SP1 of the Core Strategy. The width is therefore considered excessive for the host building and would severely unbalance the semi (where the adjoining property, No.35, does not feature a side extension and has a much smaller gap to the boundary). The lack of a meaningful setback and its high ridgeline paired with the excessive width results in an extension which does not read as a subordinate addition to the house and is considered excessive, bulky and out of proportion. The applicant was asked to remove the first floor side element, but no such changes were made. Therefore the proposal as it stands is not considered to be appropriately scaled or well designed nor subservient to the host dwelling, contrary to residential policies DM1, SP1 and DC1.

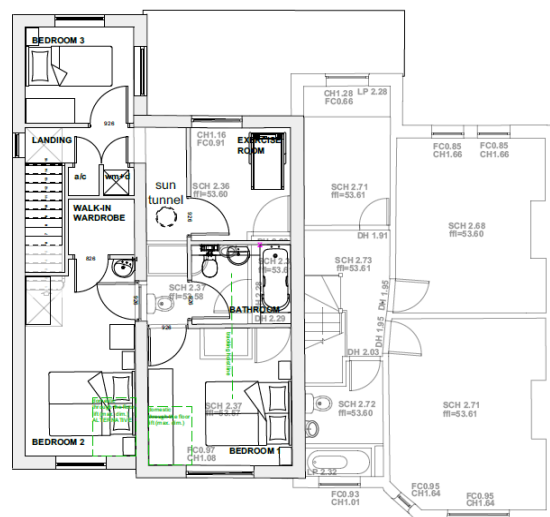


Impact upon visual amenity – The general design/style of the proposal and matching materials are acceptable, with red brick, roof slates and first floor render proposed which would be in-keeping with the property and street. Two storey side extensions are not a common feature on this street, however there are two examples, at No's 31 and 43 Willow Way, which were approved at 3.15m and 2.5m in width respectively. These are both subservient and proportionate. No.33 does have a wider plot than most as this plot, along with No.32 opposite, previously had a historic footpath running through, originally from School Lane Farm to Catterick Hall. However, given the uniform character and spacing along this street, where only one other property could build nearly 7m to the side, such a large extension would appear incongruous and out of character with the local pattern of development. The agent argued that the plot size should allow the applicant to build a bigger extension than the neighbours, but failed to take into

consideration proportion and subservience of the total enlargement. There is no recent local precedence for an extension of this scale and massing. This large additional side extension would be bulky and dominant and it is considered that the proposal would form an incongruous and obtrusive feature within the street scene, which would further unbalance the symmetry of the pair of semi-detached properties to the detriment of visual amenity, contrary to the residential development policies contained within the Core Strategy.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Impact upon residential amenity – Given the existence of the adjacent neighbour's two storey side extension at No.31 and the orientation (north-facing rear garden) the proposed extension is not thought to significantly harm residential amenity by way of overshadowing, overlooking or overbearing impacts. Concerns in relation to the side facing first floor windows (landing and bed 3 towards the shared boundaries) could be overcome by obscure glazing conditions were the local planning authority minded to approve the application.

It is noted that the proposed floorplans almost imply a new dwelling. The existing extension would be separated from the original house at first floor and one internal doorway retained at ground floor. The existing and proposed extensions together would essentially create a two storey 3bed end terrace, with separate entrance, kitchen, dining room, living rooms, bike store, two bathrooms and an exercise room along with 3 first floor bedrooms. The floorplan does not imply any shared facilities with the (now smaller) original house and would even feature a side door labelled '33A', hence there are legitimate concerns this would not form ancillary accommodation for relatives. Although the initial pre-application enquiry submitted by the applicant in 2021 asked about the possibility of an extension to form a new dwellinghouse with the intention of selling the original, the agent insists the extension is ancillary accommodation, therefore the proposal has been assessed as a dwellinghouse extension and not as a new C3 dwelling, which would require a full application, additional information and wider consultation.

Conclusion – For the reasons explored above, it is considered that the proposal is of an unacceptable design and scale and the resultant dwelling would have a bulky appearance with an overbearing massing that would not appear subservient to the host dwelling, to the detriment of the streetscene and the semi. The applicant and agent were informed of the above concerns and asked to make changes to the proposal, which included removal of the first floor side element, however no meaningful changes have been submitted. Policy DC1 states that the alteration and extension of residential properties may be required to accommodate changing household needs, however, this proposal is considered to cause undue harm to the character of the semi-detached property and the visual amenity of the area, thus acting against the principles set out in the aforementioned policies, hence the proposal cannot be supported by

the City Council. The applicant was notified of the decision to refuse and has chosen to proceed with the original drawings for the purpose of an appeal.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Significant issues have arisen during the consideration of this application and a satisfactory resolution has not been reached.

Reasons for recommendation to refuse

1) The proposed two storey side extension by reason of its scale, massing and siting; would not be subservient; would form an overly dominant and visually obtrusive feature within the street scene and would be incongruous with the character of the area in general, to the detriment of visual amenity and as such is contrary to saved policies DC1.1, DC1.2 and DC1.3 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

35 Willow Way, Manchester, M20 6JT
31 Willow Way, Manchester, M20 6JT
30 Willow Way, Manchester, M20 6JS
32 Willow Way, Manchester, M20 6JS
5 Benham Close, Manchester, M20 6GG
3 Benham Close, Manchester, M20 6GG
1 Benham Close, Manchester, M20 6GG
28 Willow Way, Manchester, M20 6JS

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 (Middle)

Area Team Boundary - Name: SOUTH AREA