

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133854/FH/2022

Date registered valid: 24 May 2022

Proposal: Erection of single storey side and rear extension together with the installation of a rear balcony following demolition of existing rear conservatory

Address: 11 South Drive, Manchester, M21 8DX

Ward(s): Chorlton Ward

Applicant: Mr Paul Sheehan, 11 South Drive, Manchester, M21 8DX

Agent (if any): Mr Umayr Azam, Northedge Architecture, 22 Fownhope Avenue, Sale, M33 4RD

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

Recommendation: Approve

Date of recommendation: 11 September 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 June 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 6 June 2022 Expired: 27 June 2022

Site notice: Posted: 15 June 2022 Expired: 6 July 2022

Press advert: Published: 14 June 2022 Expired: 5 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: N/a

The application relates to a two storey semi-detached C3 dwellinghouse of red and common brick, red roof tiles, with a hipped roof and off-white render to the front elevation and first floor. The arts and crafts style property features a porch, timber eaves brackets, brick soldier sills and an existing rear conservatory. The plot includes front and rear gardens, with access down the side of the property and a driveway to the front.

Description of area

South Drive forms part of Chorltonville Conservation Area, an area of large detached and semi-detached family dwellinghouses in the arts and crafts style. The private roads are tree-lined and arranged around a central grassed roundabout, with Chorlton District Centre to the north, Brookburn Primary School to the west and West Didsbury & Chorlton football club to the south.

Description of development

The applicant wishes to demolish the existing rear conservatory and build a new single storey rear extension and balcony with ground-level store beneath and a single storey side extension, to provide additional living accommodation.

Consultations & Notification Responses

Local residents as per appendix 1 – No comments received.



Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP, 1995), saved policies of relevance:

- Policy DC1 - Residential Extensions
- Policy DC18 - Conservation Areas

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
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF 2012, amended in 2021):

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

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

Issues

Principle – The principle, of building a single storey rear extension with balcony and single storey side extension to provide additional living space for a family dwellinghouse, is acceptable given the provisions of saved UDP policy DC1. However, consideration must be given to the proposals siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity and upon the character of the conservation area.

Siting, scale and massing – The single storey side extension would project 1.5m from the south-east elevation, with a depth of 5.7m, an eaves height of 3m and a maximum height of 4m. It would be setback 1m from the principle elevation and would leave a gap of 0.94m to the boundary shared with No.13. This element could be built under Permitted Development if it were not sited within a conservation area. The single storey rear extension would project 5.2m

from the main rear elevation of the property, 1.8m beyond the existing conservatory and 2m from the section adjacent to the party wall shared with No.9. The rear element which projects from the original two storey outrigger would feature a 5.3m wide, 1.95m deep balcony, with a height from external ground level of 2m and an overall height of 3.6m, including 1.8m high privacy screens. The balcony would be sited 0.8m from the boundary shared with No.13 and 2.9m from the boundary shared with No.9. Beneath this would lie the external garden store, making use of the space under the new extension for storage. The dimensions for the rear extension exceeds the limits set out in the GPDO (of 3.65m) by 1.55m, however the plot can easily accommodate the proposed works and under the Larger Homes Extension Scheme a 6m single storey rear could be built if no objections were received (as is the case for this application). The additions are considered subservient and appropriated scaled and sited, pursuant to policies DM1, DC1 and SP1.

Design and impact upon visual amenity and conservation area – The rear extension would be constructed of materials to match the existing house, including red brickwork, red roof tiles and white render. A condition requiring these materials to match those used in the construction of the original house has been attached to the decision. Due to the location at the rear, the rear extension and balcony would not be visible from the highway, however the side extension would. Given its relatively small scale and appropriate matching materials however, it is not considered to form a prominent feature within the streetscene. House extensions are a common feature of Chorltonville due to the wealth of the area and prevalence of owner-occupied properties. Both policy EN3 and saved policy DC18 state that applications within conservation areas should preserve or enhance the appearance and character of the conservation area and that it is desirable for retention of existing features, such as boundary walls, gardens, trees and, where possible, preserving, enhancing the character, setting within the conservation area. The proposal does not remove or affect any important features of the property and the principal frontage would remain unchanged. Due to the siting and scale of the extensions it is not considered that the proposal will have an unduly detrimental impact upon the character of the Chorltonville Conservation Area and as a result it is considered that the proposal will lead to less than substantial harm to the significance of this designated heritage asset.



Residential amenity – The original submission lacked privacy screens for the balcony and it was considered it would provide wide views over neighbouring properties and gardens, hence negotiations took place to include the screens to both sides, thus protecting the privacy of the occupiers of No's 9 and 13 South Drive. There are two new windows facing towards No.13, however these are both in a similar place to existing windows and thus would not provide additional overlooking. There are also new windows facing towards No.9, however these would face the existing outbuilding which sits along the shared boundary. In addition, these windows are all ground floor. In terms of light, the rear extension would come flush with No.13's own extension (094327/FH/2010/S1) and thus would not unduly impact upon this neighbour. To the other side, the rear extension would cause some late-morning/mid-day overshadowing of their rear window nearest the party wall, however this is not deemed significant given the north-east orientation of the rear and the fact a larger extension could be built along this boundary under PD. In addition, no objections were received, therefore the proposal is deemed acceptable in terms of impacts upon residential amenity.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor cause substantial harm the visual amenity of the house nor Chorltonville Conservation Area. The proposed development is deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 drawings numbered '001 R14' and '002 R14', stamped as received by the City Council as Local Planning Authority on the 2nd September 2022.

Reason - To ensure 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.

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) Prior to the first use of the raised terrace the obscure privacy screens shown on the revised drawings '001 R14' and '002 R14' shall be installed, and shall be retained thereafter for the lifetime of the terrace.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

8 South Drive, Manchester, M21 8DX
Flat 30, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 27, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 25, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 22, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 19, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 12, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 9, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 6, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 4, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 1, Meade Manor, Claude Road, Manchester, M21 8DA
Meade Manor, Claude Road, Manchester, M21 8DA
Flat 29, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 28, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 26, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 24, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 23, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 21, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 20, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 11, Meade Manor, Claude Road, Manchester, M21 8DA

Flat 10, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 8, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 7, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 5, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 3, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 2, Meade Manor, Claude Road, Manchester, M21 8DA
1 East Meade, Manchester, M21 8GA
13 South Drive, Manchester, M21 8DZ
9 South Drive, Manchester, M21 8DX

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 - Chorltonville Conservation Area 1992
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH