

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133668/FH/2022

Date registered valid: 4 May 2022

Proposal: Elevational alterations and conversion of garage into living accommodation, together with first floor extension to front and installation of front canopy

Address: 33 Harefield Drive, Manchester, M20 2SZ

Ward(s): Didsbury West Ward

Applicant: Mr Nick Traynor 33 Harefield Drive, Manchester, M20 2SZ

Agent (if any): Mr Umar Shafaat Bricks and Pieces Ltd Broadstone Mill, 301 Broadstone Road, Stockport, SK5 7DL

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29th June 2022

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	14.06.2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 16 May 2022 Expired: 6 June 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 application site is an mid 20th century two-storey semi-detached property of red brick and render construction with tiled roof. It is situated on the south east side of Harefield Drive. The property has a drive way to the front and garage to the side with garden to the rear.

Characteristically for this house type along this road the properties have a catslide roof to the front gable with decorative porthole window on the front elevation.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the elevational alterations and conversion of garage into living accommodation, together with first floor extension to front and installation of front canopy.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 – Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are 3 previous planning applications relating to this site as follows:

F02464 - Application Approved - 23.06.1975 - New garage and extension to kitchen at side with porch and cloakroom at front.

F01963 - Application Withdrawn - 17.04.1975 -Erection of garage and conservatory side of house and porch at the front.

122559/FH/2019 - Elevational alterations and conversion of garage into living accommodation, together with first floor extension to front and installation of front canopy -Application Approved - 29.03.2019

Residential amenity

The applicant is proposing to infill the first floor void space above the porch. The extension is relatively modest in size and is a common solution to addressing the small amount of bathroom space in this house type and several examples exist along Harefield Drive and surrounding streets where this house type is also found. The prevalence of this front extension in the street which retains the characteristic porthole window and sloping catslide roof, does not detract too detrimentally from the overall character of this house type within the street scene.

There would be a modest canopy installed over the front door, and the garage would be converted to additional living accommodation, with the garage door being removed and a window installed to the front.

It is not considered that the proposal would lead to a loss of privacy to neighbouring occupiers given the relationship with neighbouring properties, and no new windows are proposed to the side elevation, other than a Velux rooflight.

Given the modest scope of work and the relationship with neighbouring properties, loss of light is not considered to be an issue in this instance.

Overall the proposal is considered to comply with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Scale and Mass

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house. The size and footprint of the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

The proposed first-floor front extension would infill above the existing ground-floor extension. There would be a modest canopy installed over the front door, and the garage would be converted to additional living accommodation, with the garage door being removed and a window installed to the front.

Design and appearance

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 and would not form an incongruous feature within the street scene.

Car parking

As part of the changes, the applicant proposes to convert the existing garage to the side. Given that the driveway will still be capable of accommodating at least one car off road, which is the minimum requirement, this is considered to an acceptable change.

Bins

As the access along the side would be removed due to the proposed extension, a new bin location has been provided along the shared boundary with no. 35 Harefield Drive to the front of the property. The bins would be enclosed within a timber surround and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

Overall, the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan. It is not considered that the introduction of a side/front extension and rear dormer would provide visual harm to the adjacent or surrounding properties in the area. In addition, no comments or objections have been received from local.

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.

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:

Received on 28th June 2022 numbered 0039_03_10_A Proposed plans and elevations

Received on 28th June 2022 numbered 0039_03_11_- Proposed Bin Store details

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 extension hereby permitted shall match those of the existing building in type, size, colour and texture.

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.

Appendix 1 – List of consultees & neighbours notified

2 Granville Gardens, Manchester, M20 2SX

1 Granville Gardens, Manchester, M20 2SX

35 Harefield Drive, Manchester, M20 2SZ

31 Harefield Drive, Manchester, M20 2SZ

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

Green Belt Land - Greater Manchester Green Belt Local Plan 1984

Area Team Boundary - Name: SOUTH