

Planning

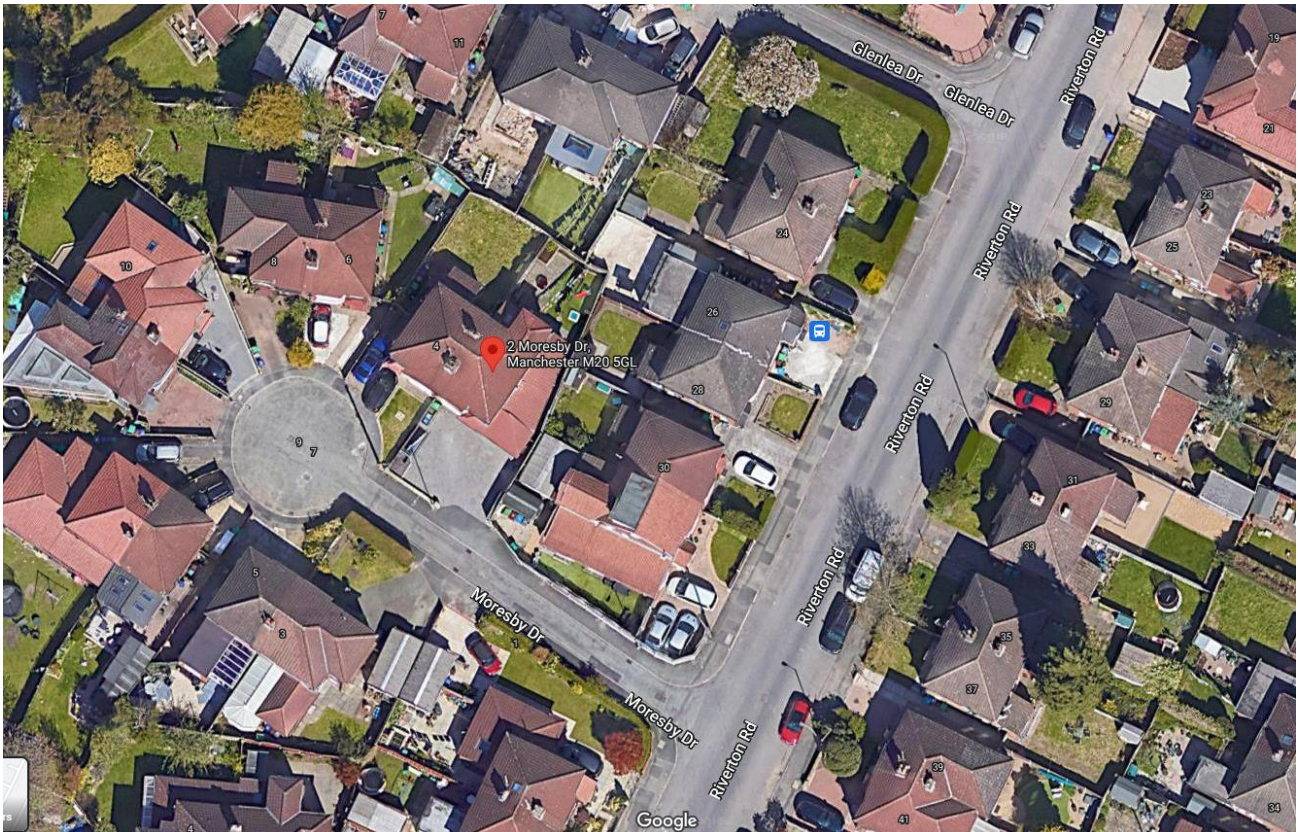
Growth & Development

Delegated officer report for planning application

Application no. 133028/FH/2022
Date registered valid: 26 July 2022
Proposal: Erection of a first floor side extension to form additional living accommodation
Address: 2 Moresby Drive, Manchester, M20 5GL
Ward(s): Didsbury East Ward

Applicant: Dunne, 2 Moresby Drive, Manchester, M20 5GL
Agent (if any): Mr David Denton, DEN Broadoak Lane, WA16 6JT
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11th October 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	Site photographs submitted by agent
Standard consultations:	Printed: 1 August 2022 Expired: 22 August 2022
Neighbour notifications	Printed: 1 August 2022 Expired: 22 August 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

This is a two storey semi detached dwelling house situated within a Cul de sac on Moresby Drive in the Didsbury East ward area of Manchester. The property features previous enlargements to the side and rear. The property is set back from back of footpath by approximately 8.0m with a front garden and driveway.



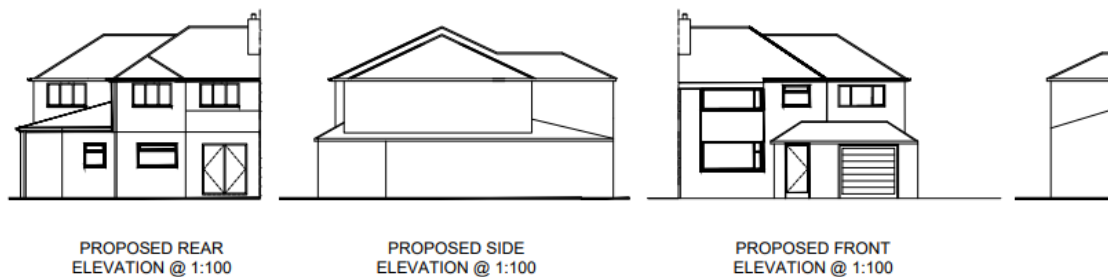
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This area is predominantly residential in character.

Description of development

The applicant is seeking planning permission for the erection of a first floor side extension to provide additional living accommodation.



Consultations & Notification Responses

Local residents, as per Appendix 1 – no response has been received in respect of this application.

MCC Flood Risk Management - A Flood Risk Assessment has been provided in support of the application.

The proposal can be approved with no Condition required.

FRM recommend an Informative is included within the Decision Notice:

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
- 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 accords 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

Previous applications relating to the site as follows:

108329/FH/2015/S2 - for the erection of a single storey side and Part single part two storey rear extension to provide additional living accommodation following demolition of existing single storey rear extension.

Residential Amenity

Following raised concerns by the City Council, the agent amended the proposal by providing a setback at first floor from the front and side wall of the garage to help alleviate any potential to provide an overbearing impact upon occupiers of properties along Riverton Road, particularly no. 30 or within the street scene.

The extension would be situated above the existing garage on the ground floor and would be setback from the front wall of the house slightly and set down from the original roof ridge of the house. The proposal would extend along the side set in from the edge of the garage wall slightly and end in line with the original back wall of the property retaining a gap to the boundary shared with no's 30 and 32 Riverton Road.

Windows are proposed on the front and rear elevation; therefore, it is considered that there would be no overlooking or loss of privacy.

Given that the roof height would be lower than original roof height together with the gap to the shared boundary along the side, it is considered that the introduction of an extension in this

location is acceptable. The proposal is considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is not believed to impact upon the visual amenity of the area. There is a similar precedent in the immediate locality for the same relationship with a similar separation distance.

Overall, the extension would be visible from the public highway and therefore would feature within the street scene. The character of the area although has undergone some changes, has been retained with houses in the immediate vicinity themselves altered and extended. It is therefore considered that the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered to be comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and 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.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick and tile as specified on the proposed application forms. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse Storage

Existing arrangements are not altered by the proposal and therefore it is considered that the storage of refuse bins would remain within the garage space to the side of the property.

Parking

The existing car parking arrangements are unaffected by this proposal, a driveway is still retained at the front of the property.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and 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.

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

Positive and proactive working - 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.

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 4th October 2022 numbered RESI-01 Rev B Existing and Proposed Floor Plans and Elevations

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 - 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.

Informatives

1) The site is within Flood Zone 2 and an Environment Agency Flood Warning Area. The applicant is encouraged to sign-up for Environment Agency Flood Warnings - <https://www.gov.uk/sign-up-for-flood-warnings>

The applicant should design and construct 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. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

3 Moresby Drive, Manchester, M20 5GL
1 Moresby Drive, Manchester, M20 5GL
1 Glenlea Drive, Manchester, M20 5QJ
28 Riverton Road, Manchester, M20 5GH
3 Glenlea Drive, Manchester, M20 5QJ
32 Riverton Road, Manchester, M20 5GH
30 Riverton Road, Manchester, M20 5GH
26 Riverton Road, Manchester, M20 5GH
4 Moresby Drive, Manchester, M20 5GL

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) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH