

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133984/FH/2022

Date registered valid: 7 June 2022

Proposal: Erection of single storey rear and two storey side extensions together with the erection of front porch.

Address: 3 Overlea Drive, Manchester, M19 1QS

Ward(s): Burnage Ward

Applicant: Mrs. Sindhu Sibin, 3 Overlea Drive, Manchester, M19 1QS

Agent (if any): Mr. Niamat Ali, NA Design, 47 Egerton Road South, Manchester, M21 0YW

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

Recommendation: Approve

Date of recommendation: 22 August 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 July 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 9 June 2022 Expired: 30 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

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 cream render with a hipped roof. The property has not previously been extended. The plot includes a large front and side garden, featuring a driveway and detached garage, with a small triangular garden to the rear.

Description of area

Overlea Drive is predominantly residential in nature, located on an estate to the rear of the Aldi supermarket on Kingsway in Burnage. The area is characterised by similar family dwellinghouses with gardens.

Description of development

The applicant is seeking permission to build a two storey side extension, porch and single storey rear extension to provide additional living space for their family.

Use - Prior to the works the applicant has let temporarily the property to 4 students, however the agent has confirmed that the application relates to the use as a C3(a) dwellinghouse.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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, 2021) in particular:

- Chapter 12 – Achieving well designed places

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 two-storey side, porch and single storey rear extension to provide additional living space for a family dwellinghouse is acceptable, given the provisions of saved policy DC1 of the UDP. However, consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The two storey extension would be sited on the south elevation of the house, projecting 3.5m to the side, with a depth of 9.47m at ground floor and 7.2m at first floor to come flush with the original rear wall. The eaves would match existing and the ridge would be set 0.15m lower than existing. The rear single storey element would have a depth of 3m, a width of 4.1m, an eaves height of 2.6m and a maximum height of 3.4m. The rear element would leave a gap of 0.15m to the party wall shared with No.1 and 0.63m to the boundary shared with No.1-3 Westville Gardens. The side element would be setback from the principle elevation by 0.5m and would be sited 0.47m from the boundary shared with No.1-3 Westville. The porch would project 1.8m, with a width of 6.1m from the existing bay across the side extension. It would have an eaves height of 2.6m and a maximum height of 3.3m. The first design submitted showed an extension flush at the front and ridge, which was not considered subservient, therefore negotiations took place to introduce a setback and lowered ridge height. Due to the location of the corner plot and significant gap to the side boundary, the revised proposal would not form a terracing effect and the setback and lower ridge ensure a subservient appearance. The rear element accords with the limit stipulated within policy DC1 of 3.65m and could be built under Permitted Development without permission, thus the proposal is considered subservient to the main house and appropriately sited and scaled, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be rendered in white, with red roof tiles and white uPVC windows/doors, all to match the existing house, which has been conditioned. The porch would feature a mono-pitched roof and tall narrow windows either side of the new door. The side extension features window at first and ground floor in the front, side and rear elevations, to match existing, as well as a set of glazed doors opening onto the garden from the rear extension, which would feature a mono-pitched roof. The hipped roof over the side element would be pitched to match the existing roof. The extension features a setback and lowered ridge to ensure a subservient appearance and protect the visual amenity of the house and area. Due to the orientation and arrangement of the property and neighbouring properties,

the addition of a two storey side extension would not lead to a terracing effect nor form an obtrusive feature within the street scene, particularly as large two storey side extensions can be seen at properties nearby, including No.15 Overlea (043941/FH/SOUTH1/93), No.102 Broadlea Road (079942/FH/2006/S2) and No.85 Broadlea (071883/FH/2004/S1). Two storey side extensions were also recently approved at No.95 Broadlea (128196/FH/2020) and No. 6 Overlea (129610/FH/2021). The extension is to be built of appropriate materials, is standard in design and is in-keeping with the character of the area.

Residential amenity – The two storey side extension would be sited to the west of the boundary shared with No.1-3 Westville and therefore, although sited relatively close at 0.63m, should not unduly overshadow the neighbouring garden, which contains a large outbuilding and a single storey side/rear canopy adjacent to the shared boundary. The rear extension would be sited south of the adjoining property's rear garden, however as this can be built without permission, the fallback position would have the same degree of impact. The first floor rear window proposed for the side extension would overlook neighbouring gardens to the rear to an unacceptable degree, hence this window has been shown as obscurely glazed and conditioned to remain so. In addition to this, no objections were received from local residents, thus the proposal is considered acceptable in terms of its impacts upon residential amenity.

Parking and refuse – The off-street parking arrangement will remain as existing as the driveway is to be expanded/moved, with space for 1 car. A gap of 0.63m to the boundary is to be retained at the rear, providing access to the rear for the transport and storage of refuse bins, in line with policy DM1.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and it is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and works may commence in accordance with the following conditions.

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 revised drawings numbered 'NA-P01' and 'NA-P02', stamped as received by the City Council as Local Planning Authority on the 4th August 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, as stated on the submitted application form and drawings.

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 part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, C3(a) relates to a single family dwellinghouse.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

5) The proposed first floor window, on the rear elevation facing No's 1 and 3 Westville Gardens, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

1 Overlea Drive, Manchester, M19 1QS
4 Overlea Drive, Manchester, M19 1LG
18 Green End Road, Manchester, M19 1LL
3 Westville Gardens, Manchester, M19 1QT
1 Westville Gardens, Manchester, M19 1QT
2 Overlea Drive, Manchester, M19 1LG

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
Area Team Boundary - Name: SOUTH