

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133029/FH/2022

Date registered valid: 3 March 2022

Proposal: Erection of single-storey side extension and single-storey rear extension, conversion of garage to living accommodation, elevational, alterations to front, installation of 2no. Juliet balconies to front, and a front dormer and rear dormer roof extension to provide additional living accommodation

Address: 16B Darley Avenue, Manchester, M20 2XF

Ward(s): Didsbury West Ward

Applicant: Mr Mark Tucker 16B Darley Avenue, Manchester, M20 2XF

Agent (if any):

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19th July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 April 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

The application site relates to a detached two storey post war dwellinghouse which is of a traditional design which is predominantly brick built with gable ends and concrete roof tiles.

There have been 4 previous applications over a span of 20 years to the property which have resulted in additions to the property to the rear and side of the property and has resulted in its current form.



Photograph 1 Front Elevation of dwellinghouse as viewed from Darley Avenue, site photograph as taken 5th April 2020

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature next to the River Mersery, however there is a considerable mixture in properties in age, design and size.

Description of development

The applicant is seeking to increase the amount of living accommodation at the property by erecting a single-storey side extension and single-storey rear extension, conversion of garage to living accommodation, elevational, alterations to front, installation of 2no. Juliet balconies to front, and a front dormer and rear dormer roof extension

Consultations & Notification Responses

The application has been subject to two rounds of neighbour notifications, first on the original proposed drawings and the second on amended drawings which reduced the size of the front dormer and sought permission for a rear dormer too.

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

West Didsbury Residents Association – No Objection

Issues

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Planning History Summary – There has been a total of four planning applications at this address, a summary is provided below:

122443/FH/2019 Recv: 15.07.2019 Application Approved - 19.09.2019	Erection of single-storey side extension, conversion of garage to living accommodation, elevational alterations to front, and installation of 2no. Juliet balconies to front
072443/FH/2004/S2 Recv: 01.07.2004 Application Approved - 25.08.2004	Erection of part single part 2 storey extension to rear following demolition of existing single storey extensions to create additional living accommodation plus elevational alterations
021303 Recv: 21.02.1984 Application Approved - 30.03.1984	Kitchen extension at rear, additional car port at side and new porch and canopy on front elevation
059643/FH/SOUTH2/00 Recv: 05.07.2000 Application Approved - 22.08.2000	First floor side extension to form en-suite bathroom and conversion of car port into a garage

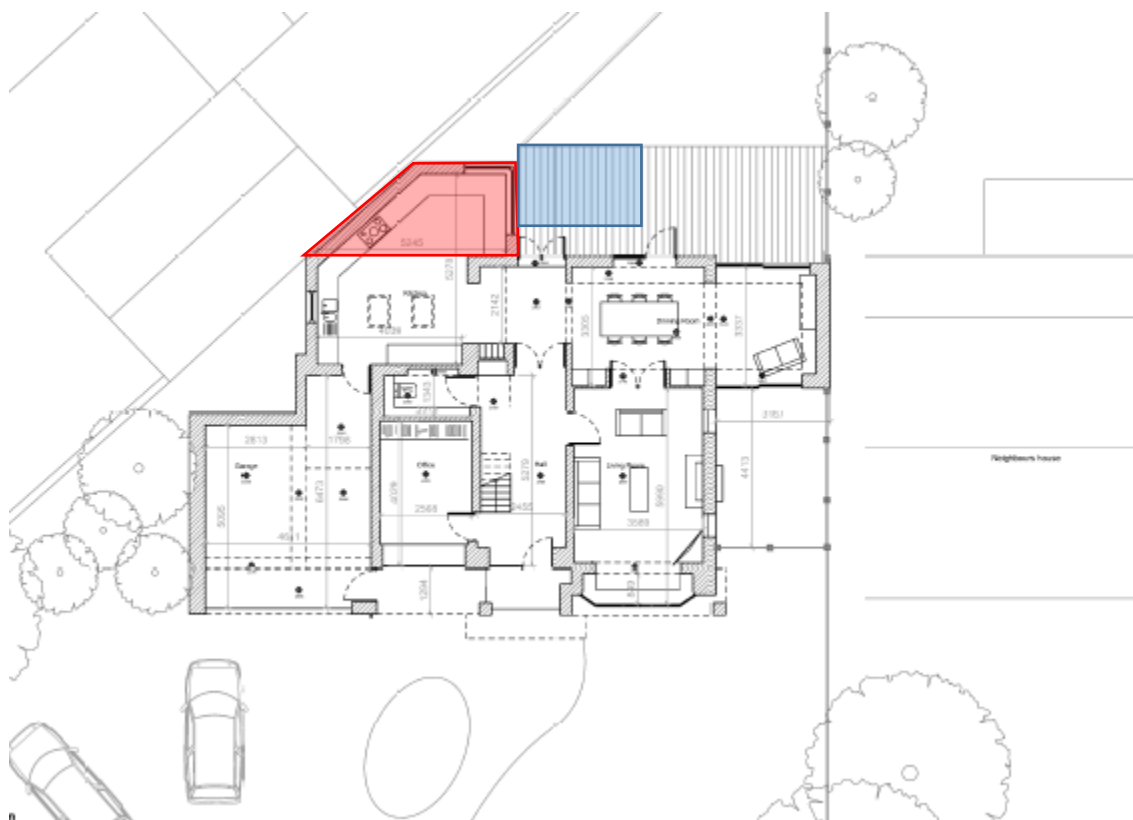
The Principle – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the

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.

Further consideration will be given as to whether the proposal has any impact on surrounding visual amenity in particular the effect upon the amenity of neighbouring occupiers.

Residential and Visual Amenity – As can be seen from the planning history the property has received permission for a variety of extensions in the last 20 + years with the most recent proposal approved in 2019. The applicant seeks to extend the property both within the front and rear roofspace and at the rear of property.

At the rear of the property the applicant is seeking to extend with a single storey extension which would take the form of right angled trapezium and would have a rearward projection of 2.60metres, a maximum width of 5.44 metres and a minimum width of 2.82 metres.



Drawing 1 Proposed Ground Floor Plan (area of extension highlighted in red and extended decking highlighted in blue).

The proposal would be built close to the shared boundary of No.18 Darley Avenue (photograph 2) and to a height of just over 3 metres. As can be seen from the site photograph it would appear that 18 Darley Avenue sits on higher ground than the application site and has a large brick built garage with pitched roof and gable ends. The flat roof extension is unlikely to result in an overbearing or overshadowing on the neighbours property. The existing rear decking area will also be extended to meet with the extension but would not project further into the back garden.



Photograph 2 Proposed location of extension. Source: Case Officer Photographs

At the side the applicant is seeking to remove the pitched roof and replace it with a smaller flat roof which would continue to the front of the property. There are no concerns with the impact of the reduction in height that would result if approved.

At first floor the applicant is seeking to install Juliet balconies presumably to take advantage of the views of the River Mersey Valley, as there are no platforms being installed there are no concerns in regards to potential for overlooking as the impact would be the same as that of any first floor window of comparable height and width.

In the roofspace the applicant original sought to create one larger dormer that would be located at the front of the property across of the whole of the roofspace. However, following concerns raised by officers the applicant has sought to address these by reducing the size of dormer at the front and creating a smaller dormer at the rear. There are other examples of dormers in the area but these tend to be smaller in size and do not dominate the roofspace, it is considered that the amended drawings would result in two dormers that are better proportioned in size providing additional living accommodation without result in bulky additions. Image 1 shows the relationship of the neighbouring properties, as a result of the introduction of a rear dormer, a second notification was carried out and no representations were received. The properties at the rear are approximately 16.5 metres from the rear of the dwellinghouse which is considered to give sufficient distance to reduce the perception of being overlook by the development.

At the front the dormer windows would again afford views of the Mersey valley but would not create overlooking concerns on the neighbouring properties.



Image 1 Application site (part) showing relationship to neighbouring properties. Source: https://www.google.co.uk/intl/en_uk/earth/ accessed 19.07.2022

Materials are shown to be proposed to match and there are no concerns with the design or appearance. It is recommended that materials are dealt with by means of a planning condition.

Therefore, the proposal in terms of siting, scale and massing accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Car Parking – Although the proposal would involve the conversion of the garage there is more than one off-road car parking space will still be provided by the front driveway.

Refuse Storage – The gap at the side of the dwellinghouse would allow for bins to be stored.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application and these concerns have been addressed in amended drawings. Appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

P.02LD.P002, P.03GA.P000, P.03GA.P001, P.03GA.P002, P.03GA.E001, P.03GA.E002, P.03GA.E003 and P.03GA.E004 received by the City Council as Local Planning Authority, on the 09.06.2022

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 development hereby approved shall be carried out in accordance with the materials as set out in drawings:

P.03GA.E001, P.03GA.E002, P.03GA.E003 and P.03GA.E004 received by the City Council as Local Planning Authority, on the 09.06.2022

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

17 Oaker Avenue, Manchester, M20 2XH
18 Darley Avenue, Manchester, M20 2XF
16A Darley Avenue, Manchester, M20 2XF
14 Rowsley Avenue, Manchester, M20 2XD

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