

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133608/FO/2022

Date registered valid: 17 May 2022

Proposal: Part-retrospective planning application for two storey rear extension, hip to gable alteration and rear dormer to No.52 and erection of first floor rear extension, hip to gable alteration and rear dormer to No.54, to provide additional living accommodation.

Address: 52 - 54 Bexhill Drive, Manchester, M13 0RD

Ward(s): Rusholme Ward

Applicant: Mr Abdul Sattar Kaifi, 52-54 Bexhill Drive, Manchester, M13 0RD

Agent (if any): Mr Ahmed Choudhry, NADA Architects, 169 Kingsway, Burnage, Manchester, M19 2ND

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

Recommendation: Approve

Date of recommendation: 18 August 2022



Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit: 30 September 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 6 June 2022 Expired: 27 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 pair of two storey semi-detached C3 dwellinghouses of brick which originally featured hipped roofs. The plots include driveways to the front and gardens to the rear, of which No.52 contains a breezeblock outbuilding which has been under investigation (ENF/14748/19) and is due for removal/alteration. No.52 now features a gable roof, two storey rear extension and rear box dormer which are currently unauthorised, whilst No.54 features a single storey rear extension (under-implementation of a previous application).

Description of area

Bexhill Drive, within Rusholme, is residential in nature and comprises of semi-detached and terraced family dwellinghouses with gardens. The area benefits from its proximity to several bus routes, two public parks and Longsight District Centre.

Description of development

The applicant(s) have applied together for two storey rear extensions, hip to gable alterations and rear dormers, to create additional living accommodation in the form of 2-3 additional bedrooms, bathrooms and studies for large families.

The applicant(s) gained permission for a loft conversion, dormer and two storey rear extension at each house in 2019 (under ref 124072/FH/2019). This permission was only implemented at No.52, whilst No.54 built a single storey rear extension instead. As it had not been built in accordance with the approved drawings at No.52, a retrospective application was submitted in 2021 (131288/FH/2021) for the proposal as built following an enforcement case. This application was refused due to unacceptable impacts upon residential and visual amenity. The

current application is to retain the ground floor for both properties and the first floor for No.52 (with a new roof) along with new dormers for both and a first floor and hip to gable alteration for No.54.

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 2012, amended in 2021)

- Chapter 12 - Achieving well-designed places

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



Issues

Principle – Extending residential properties, via a two storey rear extension, hip to gable alterations and rear dormers, in order to provide additional living accommodation for family dwellinghouses is generally acceptable in principle given the provisions of saved policy DC1, however, consideration must be given to the proposals' siting, scale, massing, design, appearance and impact upon both residential and visual amenity.

Siting, scale and massing – The two storey rear extension would occupy the full width of both properties with a rearward projection of 4m at both ground and first floor. The original eaves height would be reinstated for No.52, which would match existing and No.54, with a double hip projection for both properties, set 2m lower than the main ridge to allow space for the dormers. Originally the proposal includes hips which cut into the dormers, but this was considered inappropriate and would have appeared cluttered, hence negotiations took place to reduce the first floor ridge heights to avoid a conflicting relationship with the dormers. Each dormer would have a volume of approx. 15.4 cubic metres, which added to the 11.8m³ hip to gable alteration, provides approx. 27.2m³ of additional roof space for the 2nd floor of each property. The dormers are setback from the eaves by 1.5m, with a gap of 0.6m to each gable, ensuring appropriate siting and subservience. Although the rearward projection exceeds the depth stipulated within policy DC1, of 3.65m, it was approved under the previous application at 4m, given it only exceeds this by 35cm and leaves a gap of 2.5m to the boundary shared with No.50 Bexhill Drive and 2m to the boundary shared with No's 70, 70a and 70b Beresford Road. The revised scheme, when built together, is considered to be appropriately sited and scaled, with an acceptable massing, pursuant to policies DC1 and DM1.

Design and visual amenity – The extensions are to be constructed of brickwork and roof tiles to match existing, with grey uPVC windows and doors, whilst the dormers would feature hanging tiles to match the main roof. These materials are appropriate and have been conditioned. Currently the semi is imbalanced due to the hip to gable alteration and large extension at No.52, however the proposed works involve restoring this balance. For each side the front elevation would contain one rooflight, the sides would remain as existing, with no new windows, and the rear would feature window arrangements broadly in line, with dual low hipped roofs. The design is standard for this type of development and considered in-keeping with the development in the vicinity. Other properties along Bexhill Drive have extended, including No's 24 and 26, which did not build in accordance with their approved plans (116620/FO/2017) in 2017 but which now have deemed consent. The character of the street is mixed, with several types and styles of property, hence the proposed works are not thought to significantly harm the existing street scene, pursuant to policies DM1 and SP1 of the Core Strategy.



Residential amenity – Given the orientation (south-facing rears), arrangement of properties and the adequate gaps to neighbouring boundaries (2m+), the proposals are not considered to cause undue overshadowing or form overbearing features for surrounding occupiers and there are no new windows proposed for the side elevations, hence light, outlook and privacy are unlikely to be unduly impacted by the works. In addition to this, the application did not receive any objections from local residents.

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 street scene. The proposed development is deemed acceptable and works 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 amended drawings numbered '02', '03', '04' and '05', stamped as received by the City Council as Local Planning Authority on the 22nd July 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 and dormer 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no extensions or additional development shall be erected under Part 1, Classes: A (extensions) and B (alterations to the roof) of the Order without the prior written express consent of the City Council as Local Planning Authority.

Reason - In the interests of residential amenity and to safeguard the character of the area, pursuant to policies DM1 and SP1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

5) 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 development 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, this does not preclude two unrelated people sharing a property.

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.

Appendix 1 – List of consultees & neighbours notified

54 Bexhill Drive, Manchester, M13 0RD
76 Beresford Road, Manchester, M13 0GX
74 Beresford Road, Manchester, M13 0GX
50 Bexhill Drive, Manchester, M13 0RD
67 Copthorne Crescent, Manchester, M13 0QY
70A Beresford Road, Manchester, M13 0QT
72A Beresford Road, Manchester, M13 0QT
21 Bexhill Drive, Manchester, M13 0RH
68 Beresford Road, Manchester, M13 0QT
72B Beresford Road, Manchester, M13 0QT
70B Beresford Road, Manchester, M13 0QT

65 Copthorne Crescent, Manchester, M13 0QY

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less)

Susceptible to Surf Water Flood (Middle)

Area Team Boundary - Name: SOUTH