

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134151/FH/2022

Date registered valid: 28 June 2022

Proposal: Erection of two storey rear extension and part two storey, part single storey front extension and widening of access

Address: 10 Finney Drive, Manchester, M21 9DS

Ward(s): Chorlton Ward

Applicant: Mrs Nicola Hosford 10 Finney Drive, Manchester, M21 9DS

Agent (if any): Mr Ian Grainger Blu Room Architecture 5 Uplands Road, Darlington, DL3 7SZ

Case officer: Linda Marciniak
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Recommendation: Approve

Date of recommendation: 5 September 2022

Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 22 August 2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 25 August 2022 Expired: 7 September 2022
Site notice: Posted: 22 August 2022 Expired: 4 September 2022
Press advert: Published: 2 August 2022 Expired: 23 August 2022
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Chorlton Green Conservation Area 1970
Tree Preservation Order: Not applicable

Description of site/building

The application site is a modern link detached dwelling that is one of 5 laid out on a staggered building line; each property being set back deeply off the front elevation of the adjoining property with a flat roof garage forwards of the front elevation. There are gardens at the front and rear including a front driveway and a single storey monopitch extension at the rear. The site sits alongside a wide corner plot that is landscaped and treed which screens part of the site.

Description of area

The area is residential comprising of the modern estate along Finney Drive, with Victorian dwellings along Crossland Road and Chorlton Green to the north. The site is a few metres from Chorlton Green which is in the heart of the Chorlton Green Conservation Area.

A row of garages run along the eastern elevation and to the south, the site shares a border with the rear car park of the Bowling Green Public House.

Description of development

Erection of two storey rear extension and part two storey, part single storey front extension and widening of access.

The proposal has been amended and re-notified to neighbours at the Council's request due to the overly large first floor extension on the front elevation as originally submitted. Objections were received on both notifications as set out below.

Consultations & Notification Responses

Neighbour objection - Original scheme:

Further to my telephone conversation yesterday, I wish to register our objection to part of the above planning application.

We are happy with the proposed single storey extensions to both the front and rear elevations plus the double storey extension to the rear.

However, we wish to object to the size of the proposed double storey extension to the front elevation. If approved, this would create a party wall, of approximately 4 metres, along the side of our property.

We are a row of 5 link- detached houses which are joined only by the garages. The size of the proposed double storey extension to the front elevation would in effect change the nature of our property from a link-detached to a semi/terraced house.

We have expressed our concerns to Mr and Mrs Hosford, with whom we have a good relationship, and they were sympathetic to our comments and are fully aware that we will submit this written objection. We believe they will discuss the matter further with their architect.

Revised plans re-notification - Neighbour objection

Further to my telephone call today we can now see the revised plans online and would like to object to the revised first floor, front elevation of 2 metres which includes the en-suite and bedroom.

As you said, at number 4 Finney Drive, a precedent has already been set on the front, first floor elevation. The occupier of number 4 has kindly allowed me to measure the distance. The extension protrudes from the original front wall of the house by 1.5 metres.

As a precedent has already been set, we would agree to number 10 extending their bedroom and en-suite by the same distance, i.e. 1.5 metres.

We feel this would be a fair and reasonable compromise.

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies of relevance to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF) (June 2021)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Issues

Principle

Policies SP1, DM1 and EN3 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. Consideration is also given to the impact on the character of the Conservation Area.

Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed. Saved UDP policy DC18.1 establishes that development preserves and enhances the character of Conservation Areas.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable subject to satisfactory impacts on residential and visual amenity.

Development in this application as amended, proposes a scale of development that is acceptable in principle, subject to satisfactory compliance with policies that protect residential and visual amenity, the character of the Conservation Area and make adequate arrangements for car parking and bin storage.

Residential Amenity

The proposal will have an acceptable impact on residential amenity. Ground floor development comprises of a 4-metre single storey rear extension off the original rear elevation to provide an extended living room. This spans the full width of the property and has a sloping monopitch roof. At the front, a 2-metre-deep extension is proposed off the original principal elevation to create a WC and utility room. The front garage is widened by 0.5 metre to enable a bedroom to be accommodated and retains a small garage. The front door is rotated through 90° to face the front elevation and the polycarbonate and timber carport is removed. There are no residential amenity concerns arising from these elements of the proposal.

At first floor, the application proposes a rear bedroom that is 4 metres in depth. This sits over the outermost half of the extended ground floor leaving a 2.3-metre gap to the rear elevation of No.8. Owing to the staggered footprint, there is an 8.4-metre gap from the unbuilt elevation of the site, and the rear of No.8 sited further north; this relationship protects this property from any overshadowing or overbearing impacts, and no side windows are proposed that could result in a loss of privacy.

On the front elevation, the proposal has been amended to reduce a first-floor extension from 4-metres deep over the garage, to 2-metres, to provide an en-suite bedroom. The front elevation of the extended bedroom has a front-facing window that would be set back 2-metres away from and at 90° to a side-facing bathroom window at No.8. The relationship between the 2 windows avoids any intrusive overlooking. A window is also proposed alongside the bedroom window for the en-suite and will be obscurely glazed on condition of any approval.

Visual Amenity

The proposal is assessed as having an acceptable impact on visual amenity. The rear extension does exceed saved UDP policy DC1, but only marginally so. It is sited to make the best use of internal constraints and has visibility that is limited to the Bowling Green car park and end of the row of garages in the cul-de-sac.

The first-floor front extension has most visibility. It is sited to enlarge bedroom 3 and includes a small 2-metre deep en-suite taking the development across the full width of the property. The amended scheme that has reduced the depth of the extension maintains a clear sense of the separation between the dwellings, leaving 6.7-metres of the 8.7-metre-deep gable exposed. This is more in keeping with the pattern of front extensions in the street scene, for example, No.2 has a similarly small 1.5-metre deep first floor front extension.

Both front and rear extensions sit below the ridge of the original roof to appear subservient. The profile of the extended rear is a gable to match the profile of the original, whilst the front elevation utilises a flat roof similar to No.2 to clearly distinguish the extension from the original dwelling and responds to the flat roof of the garage as originally designed. The materials are to match the existing.

The proposal is assessed as having an acceptable impact on the visual amenity of the street scene and the wider Conservation Area. There is precedent albeit slightly smaller at the front of a neighbouring property, and none of the proposed extensions impact on or cause harm to the essential character of the Conservation Area. The front extension is considered to have a positive impact by updating and tidying the appearance of the front elevation, including removal of the polycarbonate lean-to carport which detracts from the footprint of the property as originally designed and has no express planning consent.

Parking and Bin Storage

Widening of the existing garage entails extending the dropped kerb in front of the property and creation of a double block paved driveway. There are no concerns that these elements will lead to any loss of pedestrian and highway safety. There are no boundary walls at the front of the property and the landscaped public amenity area to the side of the site gives enhanced visibility.

Bin storage is not indicated on the proposed site plan. The shortened garage could be used for bin storage which would remove them from the street scene, or they could be stored on the space at the side which would be externally visible. The rear garden offers no access onto public land. It is therefore recommended that a bin store condition is appended in the interests of visual amenity.

Other matters

Concerns have been raised by a neighbouring occupier that the amended plans do not go far enough, and that the first-floor front extension should be reduced in depth to 1.5-metres to match the depth of the similar extension at No.2. In this case, the additional 0.5-metre is justified; it retains the essential sense of separation between the dwellings by leaving most of the gable end clear and is of a scale that is not overly in excess of the development at No.2. It also has much less visibility in the street scene on approach into Finney Drive, being the furthestmost set back property in the row.

The objector's concern that the extension removes the sense of the properties being link-detached is unfounded; the properties form a terrace on account of being joined all the way up to the eaves, and not just by the garages. Consequently, there is no obvious justification for further amendments to reduce the depth of the first floor.

Conclusion

The proposal is assessed as having acceptable impacts on residential and visual amenity, the character of the Conservation Area and on parking and bin storage with conditions as recommended. As such, the proposal complies with saved UDP policies DC1 and DC18.1 and with Core Strategy policies, SP1, DM1 and EN3.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application was notified to 18no. neighbouring occupiers; and the application amended to reduce the depth of the first-floor front bedroom. The application was re-notified and an objection was again received as discussed in the delegated report.

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 the 23rd of June and 25th of August 2022:

Application Form

Location Plan Ref: 06

Proposed Ground Floor Plan Ref: 03

Proposed First Floor Plan Ref: 04 Rev A

Proposed Site Plan Ref: 07

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 be implemented in accordance with the approved details as set out in the drawings specified in Condition 2 of this approval.

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, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The ground and first floor WC and en-suite window on the front elevation as shown on drawings numbered 04 Rev A and 05 Rev A, shall be obscurely 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 properties from overlooking or perceived overlooking, in accordance with policies SP1 and DM1 of the Core Strategy.

5) Prior to first occupation of the development hereby approved, details, to include the siting and elevations of a secure and ventilated bin store, shall be submitted to an approved in writing by the City Council as local planning authority. The bin store shall be implemented in accordance with the approved details and retained at all times thereafter.

Reason – In the interests of the visual amenities and character of the area, including the Conservation Area and to reduce the appearance of visual clutter in the street scene, in accordance with saved UDP policies DC1 and DC18.1 and Core Strategy policies SP1, EN3 and DM1.

Appendix 1 – List of consultees & neighbours notified

8 Finney Drive, Manchester, M21 9DS
Flat At, Bowling Green Hotel, Brookburn Road, Manchester, M21 9ES
12F Finney Drive, Manchester, M21 9DS
14D Finney Drive, Manchester, M21 9DS
6 Finney Drive, Manchester, M21 9DS
Bowling Green Hotel, Brookburn Road, Manchester, M21 9ES
14F Finney Drive, Manchester, M21 9DS
14E Finney Drive, Manchester, M21 9DS
12E Finney Drive, Manchester, M21 9DS
12D Finney Drive, Manchester, M21 9DS
14C Finney Drive, Manchester, M21 9DS
12C Finney Drive, Manchester, M21 9DS
14B Finney Drive, Manchester, M21 9DS
12B Finney Drive, Manchester, M21 9DS
14A Finney Drive, Manchester, M21 9DS
12A Finney Drive, Manchester, M21 9DS

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
Conservation Area - Chorlton Green Conservation Area 1970
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA