

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134068/FH/2022

Date registered valid: 20 June 2022

Proposal: Erection of a part single part two storey side and single storey rear extension to provide additional living accommodation

Address: 7 Burnham Drive, Manchester, M19 2JJ

Ward(s): Burnage Ward

Applicant: Miss Tasneem Ganijee, 7 Burnham Drive, Manchester, M19 2JJ

Agent (if any): Mr Barry Cullen, Flat 27, Brookside Court, 101 Slade Lane, Manchester, M19 2AH

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 15.08.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 1 July 2022 Expired: 22 July 2022

Neighbour notifications

Printed: 1 July 2022 Expired: 22 July 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application relates to an inter-war semi-detached, ground floor bay fronted, first floor rendered dwellinghouse situated within a row of similar properties in a predominantly residential area of Burnage ward.

The property benefits from amenity space along the front, side and rear elevations, gated access along the side elevation; including boundary treatment around the perimeter of the curtilage of the dwellinghouse . The amenity space surrounding the application building is in-part hard surfaced to facilitate off street car parking for at least two vehicles to the front and side of the house.

Description of development

The application seeks consent for the erection of a part single part two storey side and rear extension to form additional living accommodation.

The proposed part single part two storey side extension includes a set down dimensions of 0.2 metres below the existing ridge roof height. The extension would have approx. dimensions of Height 7.3m /(at the eaves) 5.6m x Width 2.1m (along the front elevation) and 5.4m (along the rear elevation) x Depth 10.6m x Rear Projection 2.6m. Additionally the two storey element would include a 0.9 metre setback from the principal elevation and be sited 0.9m metres away from the shared boundary with 9 Burnham Drive.

The proposed single storey rear extension would have approx. dimensions of Height 3m /(at the eaves) 2.6m x Width 3.2m x Rear Projection 3m. The extension would run alongside the shared boundary with no. 5 Burnham Drive.

Consultations & Notification Responses

Local residents were notified however none responded.

Flood Risk Management Comments: No objections to the proposal and recommended the following condition attached to any approval:

‘The applicant should design and construct a 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 pursuant to policy EN17 of the Core Strategy.

As the proposed development is within Flood Zone 2, floor levels should be set no lower than existing floor levels of the adjoining dwelling.’

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.

Relevant to this application is Section 12 ‘Achieving Well Designed Places’

Paragraph 130 states:

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;
- 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.

Paragraph 134 goes onto state that:

'Development that is not well designed should be refused, especially where it fails to reflect 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.

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Unitary Development Plan Saved Policies- A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole

- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved

Issues

Principle

It is believed that due to the scale and siting of the proposed part single part two storey side extension will have a harmful impact upon visual and residential amenity and the appearance of the streetscene. Accordingly, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy, and Section 12 of the National Planning Policy Framework (NPPF).

Residential and Visual Amenity

The proposed part single part two storey side extension includes a set-back dimension of approx. 0.9 metres from the principal elevation at first floor level. Due to the narrow gap to the shared boundary with no. 9 Burnham Drive and the unformed building line present along Burnham Drive, the 0.9 metre set back is not considered to mitigate concerns. The proposed part single part two storey side extension has the potential to have a detrimental impact upon residential and visual amenity upon the existing property and adjacent semi-detached property no. 9 Burnham Drive in terms of reducing any potential development gap between the semi-detached houses, which is capable of being shared equally by the owners or occupiers of the two properties concerned.

The part single part two storey side extension would also result in a terracing effect between the host property and non-adjointing neighbouring property (no. 9 Burnham Drive), which would result in a poor visual relationship between the two properties and development that is unsympathetic to the character of the street.

The proposal therefore does not comply with the City Councils 'Saved Unitary Development Plan Policy DC1.4' which states, in considered proposals for 2 storey side extensions' In particular the Council will seek to ensure that:

- a. The development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. The actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. The actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the building involved.

Overall, the proposal is considered to be unacceptable and will have a detrimental impact upon the existing property and the character of the general area in terms of visual and residential amenity.

It should be noted that the proposed single storey rear extension is considered acceptable and complies with policies DM1 and SP1 of the Core Strategy.

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: Refuse

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance a solution that was acceptable to both the Local Planning Authority and the applicant/agent could not be reached as the nature of the proposal was considered to be unacceptable.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The proposed part single part two storey side extension by virtue of its design, siting, and scale would have a detrimental impact on visual amenity and the character of the street scene. The resulting appearance would be an extension which will have an inadequate relationship with number 9 Burnham Drive, due to the development gap being unable to be shared, resulting in a terracing effect. The proposal will be out of character with the street scene and will have a negative impact on visual amenity which is contrary to the provisions of saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995), policies SP1 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

117 Kingsway, Manchester, M19 2LN
115 Kingsway, Manchester, M19 2LN
113 Kingsway, Manchester, M19 2LN
111 Kingsway, Manchester, M19 2LN
9 Burnham Drive, Manchester, M19 2JJ
6 Burnham Drive, Manchester, M19 2JJ
4 Burnham Drive, Manchester, M19 2JJ
5 Burnham Drive, Manchester, M19 2JJ
8 Burnham Drive, Manchester, M19 2JJ

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) -
Area Team Boundary - Name: SOUTH