

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134464/FH/2022

Date registered valid: 25 July 2022

Proposal: Erection of single storey rear extension to form additional living accommodation

Address: 3 Woodlands Drive, Manchester, M33 3PQ

Ward(s): Brooklands Ward

Applicant: Mr Paul Shuker 3 Woodlands Drive, M33 3PQ

Agent (if any):

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 September 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: August 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 August 2022 Expired: 24 August 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 property that is the subject of this householder application is identified as 3 Woodlands Drive Brooklands. It is a semi-detached property. It is double fronted, bay windowed 2 -storey red brick dwellinghouse in the Brooklands ward of the city.

It has the benefit of off -road parking to the frontage, and gardens to the front and rear. There is a gate on the side of the property that leads to the rear garden which is of a good size. The property has previously been extended creating the double fronted property that now exists. The garden to the front comprises of gravel and flags and provides parking

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature comprising of detached and semi- detached houses of a similar age and design to the proposal site. To the far south lies Baguley Brook.

Description of development

Planning permission is sought for the erection of a single-storey rear extension, infilling between the existing outrigger and the adjoining neighbouring boundary, to provide additional living accommodation. The property is orientated north easterly to the rear.

It is also proposed to replace 2 of the fence panels with a garden wall that incorporates a seat. At 1.8m high this would not require planning permission. The additional accommodation created would extend the existing lounge area. There would be no windows in the side elevations, with a set of patio doors being installed in the rear elevation overlooking the applicants own garden area.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle - The principal of a single storey extension at the rear of the property, to form additional living accommodation, is acceptable.

Notwithstanding this, consideration must be given to the extensions siting, scale and massing, design, appearance and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity - The rear of the properties face in a north easterly direction, therefore, the siting of the proposed extension should not provide overshadowing or reduce the amenity of the neighbouring residents at number 5 Woodlands Road. The design is in keeping with the character of the property and the area.

It is considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 and SP1 of the Core Strategy.

Siting - The proposed extension would infill and square off the ground floor of the rear of the property, to provide additional living accommodation.

It is therefore considered to accord with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Scale and Massing - The extension would have a width of 3.48 metres and extend off the rear elevation and match the depth of the existing single storey extension of 3.20 metres. The proposal would have a lean-to roof with a height to the eaves of 2.55 metres and a height to the ridge of 3.75 metres and fitted with two roof lights.

The extension would be fitted with a patio- doors on the rear elevation and the materials are to match the existing property.

During the installation of the extension, the window to the first- floor bedroom is to be changed to that of a shallower window to allow for the height of the roof to the new extension, which can be changed under Permitted Development. It is considered that the proposed extension is of an appropriate scale.

It is considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Design and Appearance - The proposal is the rear of the property, with the materials to match the existing property and the design would complement the dwelling house, therefore, it is considered that the extension would be in keeping with the character of the original dwelling house.

It is considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Refuse bin storage - The storage of refuse bins are not affected by the proposal, as there would be continued access to the rear of the property and accords with policy EN19 of the Core Strategy.

Parking - Parking is not affected by the proposed extension, as there is off road parking on the driveway to the front of the property, which accords with the principles for residential extensions set out in saved UDP policy DC1.

Conclusion - Taking into consideration the dimensions of the extension, together with the orientation of the property, it is considered that the proposal should not give rise to any loss of amenity to neighbouring occupiers. The design is what is normally expected of such a structure and should not adversely impact upon residential amenity.

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with Policies DC1, DM1 and SP1.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

00-001 Rev B- Proposed Floor Plans and Elevations received 25th July 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the completed Householder Application Form.

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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

5 Woodlands Drive, Manchester, M33 3PQ
10 Woodlands Drive, Manchester, M33 3PQ
36 Cranleigh Drive, Manchester, M33 3PW
1A Woodlands Drive, Manchester, M33 3PQ
38 Cranleigh Drive, Manchester, M33 3PW
12 Woodlands Drive, Manchester, M33 3PQ

Appendix 2 – Planning constraints

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