

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134158/FH/2022

Date registered valid: 6 July 2022

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

Address: 17 Cranleigh Drive, Manchester, M33 3PN

Ward(s): Brooklands Ward

Applicant: Mr Matthew Jones Avro Homes Ltd Unit 7 Crown Industrial Estate, Manchester, M4 6AZ

Agent (if any): Mr James Morris house EXTEND 2 Whitley Brook Court, Marsh Lane, Dutton, Northwich, WA4 4EY

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

Recommendation: Approve

Date of recommendation: 30.08.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25th August 2022

Standard consultations:

Printed: 13 July 2022 Expired: 3 August 2022

Neighbour notifications

Printed: 13 July 2022 Expired: 3 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 a bay fronted 2 storey part brick part rendered semi-detached dwellinghouse. It is identified as 17 Cranleigh Drive in the Brooklands ward of Manchester. It has garden area to three sides sitting on a good -sized plot. There is a free- standing garage along the common boundary (eastern) with number 19 Brooklands Road. The relationship between the siting of the 2 properties at number 17 and 19 Cranleigh Drive results in an angled gap being retained between the properties. There is off road parking in the form of a garage and hardstanding in front. The boundaries comprise of low brick wall with hedging above to the frontage, with established hedgerow boundaries to the rear and sides.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with properties being of a similar size, age and design to the proposal site. Many of the properties within the area have had the benefit of 2 storey extensions similar to that proposed for number 17 Cranleigh Drive.

Description of development

The proposal is for the erection of a part single/ part 2 storey side extension and a part single part 2 storey rear extension. The extensions would provide additional accommodation to the ground floor in the form of an integral garage extended kitchen with utility and WC and extended

sitting room. To the first floor would be 2 new bedrooms, 1 en-suite and a family bathroom, and extending an existing bedroom.

The existing garage would be demolished to facilitate the proposed development.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Flood Risk Management- recommend no conditions required but ask for an informative to be attached to any consent granted.

Issues

Policy

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 Policy DC1.5 - the Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- 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 principle of extending an existing residential property in an established residential area is considered 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.

Siting - The proposal is to the side and rear of the property. Whilst the extensions proposed are quite large in footprint, the 2 storey elements have been sensitively sited so as to minimise any impact upon the neighbouring properties. The 2 storey sections have been set in off boundaries, or dog legged to keep distance between properties.

The proposal accords with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Design and Appearance - The design is similar in appearance to other properties that have had the benefit of extensions within the vicinity of the site. In fact the other half of the semi-detached properties (number 15) has a very similar extension. The proposed extension remains subservient to the host property, being set back from the front, and it would sit considerably lower than the existing with the lower height of the extension ridge. The materials to be used would match those of the existing property. It is considered that the proposal would be in keeping with the character of the original dwelling house and the area within which it is located.

The design is sympathetic to the general character of the building and therefore the proposal is acceptable with both policies SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Scale and Massing - The first- floor side extension would be set back from the front elevation, the roof lines have been hipped reducing the bulk and massing along the common boundaries and takes the extension at its highest point well within the applicants own site away from the boundaries. As the 2 -storey extension progresses within the site it dog legs creating a greater gap to the boundary with number 19 Cranleigh Drive. The rear extensions have been designed with the same treatment towards the common boundaries. The 2- storey element on the rear only projects 1.55m from the rear where it sits on the common boundary with number 15 Cranleigh drive being single storey below. The single storey projecting 4.1 metres from the rear with a width of 7.8 metres across the rear of the property.

Residential Amenity- It is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. The extension on the side has retained a gap to the boundary and given the juxtaposition of number 17 and number 19 Cranleigh Drive, there would be no potential for terracing. The 2 -storey to the rear has been proposed with the single storey elements at the closest points to the neighbouring properties, and the modest 2 storey elements to both the side and rear are in positions where they would not result in loss of light, overshadowing or overlooking. There are no windows proposed in the side on the boundary with 15 Cranleigh Drive and the windows on the side elevation facing 19 Cranleigh Drive only serve an en-suite and a family bathroom and would be obscurely glazed. The remainder of the windows in either the ground or first floor would be to the front or rear elevations, looking out over the applicants own garden. Additional roof lights are to be incorporated in the proposal to provide further natural lighting.

There would be sufficient amenity space retained for occupants of the property, and the proposals themselves would not result in detrimental impact upon the amenity currently enjoyed by the neighbouring properties.

As such it is considered that the proposal accords with Policies DC1 and DM1 of the Core Strategy.

Visual Amenity- The design of the proposals are typical of extensions within the area, the extensions would remain subservient to the host property, and with the materials being proposed the same as the existing property there would be no detrimental impact upon the house itself or upon the character of the area within which it is located.

It is considered that the proposal accords with the principles for residential extensions set out in saved UDP policy DC1, DC1.5 and policies SP1 and DM1 of the Core Strategy.

Parking - There is existing off street parking in curtilage with a free- standing garage together with parking on the driveway. This is not affected by the proposal, as the proposal incorporates an integral garage and accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Refuse bin storage - The bins are currently stored alongside the property down the western elevation. This would not be possible following the construction of the extensions. As such a condition requiring the submission and implementation of a proposed bin store shall be attached to any consent granted to ensure that the replacement bin store is implemented prior to the use of the extension, which accords with the principles set out in policy EN 19 of the Core Strategy.

Conclusion - 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 saved UDP policies DC1, DC1.5 and policies SP1 and DM1 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: Approved

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. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with the policies within the Development Plan.

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:

P01A - location Plan received 4th July 2022

P03 - Proposed Floor Plans and Elevations received 24th June 2022

P05- Proposed Flood Risk Assessment received 6th 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 external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 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.

4) Before first occupation the windows in the eastern elevation serving the en suite and family bathroom 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 property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

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 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.

Informatives

1) The applicant should design and construct 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 close proximity to a Flood Zone 2, floor levels should be set no lower than existing floor levels of the adjoining property.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

6 Cranleigh Drive, Manchester, M33 3PL
4 Cranleigh Drive, Manchester, M33 3PL
3 Cranleigh Drive, Manchester, M33 3PL
1 Cranleigh Drive, Manchester, M33 3PL
17 Greenoak Drive, Manchester, M33 3QA
15 Greenoak Drive, Manchester, M33 3QA
13 Greenoak Drive, Manchester, M33 3QA
7 Cranleigh Drive, Manchester, M33 3PL
5 Cranleigh Drive, Manchester, M33 3PL

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) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA