

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134036/FH/2022
Date registered valid: 17 June 2022
Proposal: Erection of a two storey side extension and single storey rear extension to form additional living accommodation.
Address: 49 Tottenham Drive, Manchester, M23 9WH
Ward(s): Brooklands Ward
Applicant: Mr Chris Hunter, 49 Tottenham Drive, Manchester, M23 9WH
Agent (if any): N/a
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 10 August 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received from applicant

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 24 June 2022 Expired: 15 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse with a gable end roof. The house is styled like a bungalow with (original) front and rear dormers for the first floor. The plot is located on a corner, with the front facing north, and includes a garden wrapping round from front to rear, with a driveway and garage at the rear, accessed from the east.

Description of area

Tottenham Drive, and the roads surrounding it, are residential in nature and characterised by a mixture of house types, though the immediate vicinity is mostly the same style as the application site. The estate lies adjacent to Roundthorn Industrial Estate and benefits from its proximity to the retail park to the north-east, containing a Tesco superstore among other shops.

Description of development

The applicant wishes to build a two storey side extension and single storey rear extension to provide additional living accommodation in the form of a sunroom, office, bathroom and larger kitchen at ground floor and an en-suite bedroom at first floor.

Planning history - Previously a larger version of the two storey extension was refused in 2020 (under ref 127592/FH/2020).

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections 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)

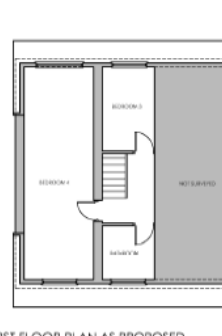
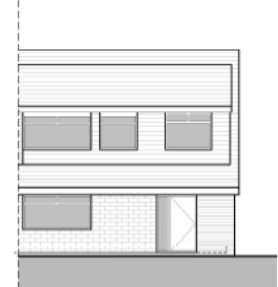
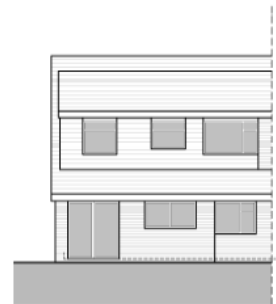
- Chapter 12 – Achieving well-designed places

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

Issues

Principle – Extending a residential property via a two storey side extension, in order to provide additional living accommodation for a family dwellinghouse, is acceptable in principle. However, consideration must be given to the proposals siting, scale, design, appearance and impact upon visual amenity.

Siting, scale and design – The single storey rear element would be sited along the boundary shared with No.51 and would measure 3m in depth and 3m in width, with a height to eaves of 2.7m and a maximum height of 3.55m. This element could therefore be built under Permitted Development and thus does not require permission. The two storey extension would project 3m to the side, occupying the full depth of the property at 7.85m to come flush with both the principal and rear elevation at both floors, with eaves and ridge heights to match the original dwelling. The extension would be sited 1.98m from the boundary shared with the public highway at its closest point at the front, and 5.5m from the highway at the side/rear. The building line is irregular along this side of the road and the side extension would fall roughly in line with the porches of No's 41 to 47, without projecting past No's 29 to 39. The width of the existing house is 5.6m, therefore the sideward projection of 3m only exceeds half of the original width by 20cm, which is not deemed significant. Although the side extension does not feature a setback from the principle elevation and has a continuous ridgeline, the proportionate width and depth ensure a degree of subservience. It is also worth noting that, due to the design of these properties, it makes designing and building a setback/set-down side extension difficult (see below No.71 Tottenham Road as existing with its subservient extension, versus No.106's flush side extension). These two other properties have recently had works approved to bring their side extension roofs and dormers in line with a similar design to this application, see below.

No.106FIRST FLOOR PLAN AS PROPOSED
1:100FRONT [SOUTH] ELEVATION AS PROPOSED
1:100REAR [NORTH] ELEVATION AS PROPOSED
1:100**No.71**FIRST FLOOR PLAN AS PROPOSED
1:100PROPOSED FRONT [NORTH] ELEVATION
1:100PROPOSED REAR [SOUTH] ELEVATION
1:100

Impact upon visual amenity – The materials to be used in the construction of the extension are to match the existing property, including facing brickwork, roof tiles and uPVC, which has been conditioned. The Front elevation would contain

The design and style of the extension appears to be in keeping with the character of the dwelling house and surrounding properties in the area and should not significantly impact upon the street scene, particularly given the recent approvals for two other houses of this stretch of Tottenham Drive.

It is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Residential amenity – The proposed extension at the property, by reason of its orientation within the site, should not give rise to undue overshadowing, overlooking or loss of privacy to the detriment of the amenity of the adjoining or neighbouring occupants. The design is in keeping with the character of the property and should not impact upon residential amenity. In this respect, the proposed extension accords with saved UDP policies DC1 and to policies SP1 and DM1 of the Core Strategy.

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 area. 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. 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 Policies DM1 and SP1 of the Core Strategy and the National Planning Policy Framework.

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 drawings numbered: 001, 004, 005, 006, 007, 008 and 009, stamped as received by the City Council as Local Planning Authority on 13th June 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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, and as stated on the 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.

Appendix 1 – List of consultees & neighbours notified

74 Tottenham Drive, Manchester, M23 9WZ
72 Tottenham Drive, Manchester, M23 9WZ
62 Tottenham Drive, Manchester, M23 9WZ
82 Tottenham Drive, Manchester, M23 9WZ
76 Tottenham Drive, Manchester, M23 9WZ
70 Tottenham Drive, Manchester, M23 9WZ
64 Tottenham Drive, Manchester, M23 9WZ
47 Tottenham Drive, Manchester, M23 9WH
84 Tottenham Drive, Manchester, M23 9WZ
80 Tottenham Drive, Manchester, M23 9WZ
78 Tottenham Drive, Manchester, M23 9WZ
68 Tottenham Drive, Manchester, M23 9WZ
66 Tottenham Drive, Manchester, M23 9WZ
51 Tottenham Drive, Manchester, M23 9WH

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
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH