

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133838/FH/2022

Date registered valid: 25 May 2022

Proposal: Erection of single storey rear extension and front and rear roof dormers to facilitate additional living accommodation

Address: 22 Tolworth Drive, Manchester, M8 0WW

Ward(s): Cheetham Ward

Applicant: Mr J Rehman 22 Tolworth Drive, Manchester, M8 0WW

Agent (if any): David Ormesher Holborow & Ormesher Ltd 15 Overton Close, Middlewich, CW10 0PZ

Case officer: Adam Mitchell
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Recommendation: Approve

Date of recommendation: 02.08.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 June 2022 Expired: 29 June 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 dwelling relates to a semi-detached bungalow in a cul-de-sac location in the Cheetham Ward. The property is not overlooked to the front, and benefits from a front and elevated rear garden alongside off street car parking to the side of the property. Additionally, the front porch has been extended.

The remainder of the area is residential in nature with houses of similar style and design occupy the local vicinity. Additionally, the Metrolink line is situated to the east of the application site.

Description of development

The application seeks consent for the erection of a single storey rear extension, front and rear roof dormers and a front porch extension to facilitate additional living accommodation. The single storey rear extension accommodates an open plan kitchen area and living room. The rear extension would have approx. dimensions of Height 3.6m/(at the eaves) 2.9m x Width 6.4m x Rearward Projection 3.8m. The extension would be sited alongside the shared boundary with 24 Tolworth Drive.

The proposed rear dormer would accommodate an additional two bedrooms and located along the original roof (0.9 metres away from the roof ridge) and be sited approx. 0.3 metres away from the shared boundary with 24 Tolworth Drive. The rear dormer would have approx. dimensions of Height 2.1m x Width 6.3m x Depth 3.3m. Additionally, the rear dormer would be

sited 1.3 metres away from the eaves and with the revised drawings being introduced separation is now in place between the dormer and the rear extension measuring approx. 0.2 metres.

The proposed front elevation alterations would consist of the incorporation of 2 small individual dormers and a front porch. The proposed dormers would accommodate an additional bedroom and bathroom and be sited 0.9metres away from the original roof ridge and would have an approx. Height of 2.1m x Depth 3.3m x Width 2 metres and 1.5 metres. The dormers would maintain a distance from the eaves of 1.5metres. Additionally, the front porch would consist of extended porch and have approx. dimensions of Height 3m x Width 3m x Depth 0.9m.

Consultations & Notification Responses

Local residents were notified and one response was received:

The response centred around the excavation required in the rear garden to facilitate the construction of the rear extension. The respondent had reservations around the impacts this would have on their property and the possible mitigation involved to prevent landslides as a potential consequence.

Comments on Response:

The crux of the respondent's enquiry is surrounding the excavation and potential impacts this could have on their property. This is outside the planning jurisdiction, however the applicant will have to apply for building regulations approval and this issue will be assessed within this separate application.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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

Core Strategy

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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed development is for the erection of a single storey rear extension, front and rear roof dormers and the erection of a front porch, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties.

Residential Amenity

The application is proposed to erect a single storey rear extension to the rear of the property, as mentioned above with approx. dimensions of Height 3.6m/(at the eaves) 2.9m x Width 6.4m x Rearward Projection 3.8m. Whilst the extension does marginally project beyond the 3.65m projection suggested by policy DC1, the depth of the proposed rearward extension is acceptable under the larger homes applications. The rear extension will run alongside the shared boundary with no. 24 Tolworth Drive retaining a gap of 0.4 metres. It is deemed that given the existing boundary treatment that the proposed extension would not form an overbearing feature along the shared boundary. The extension will be sited in a westerly direction to the original dwelling and given the orientation of the properties it is not considered that the proposed rear extension would add additional overshadowing or loss of light implications onto no. 24 Tolworth Drive's rear garden. Additionally, no windows are proposed in that side elevation facing the southern boundary and therefore no overlooking or loss of privacy will be experienced. Furthermore, a condition that removes the permitted development rights for the implementation of windows and doors will be attached to any approval. The extension would not have a detrimental impact upon the residential amenity of the neighbouring property.

The gap will be maintained to the northern boundary with no. 20 Tolworth Drive, therefore it is not considered that the extension will form an overbearing feature. A landing window is proposed in that side elevation facing the northern boundary and therefore it is proposed that a condition be attached to any approval to require that the proposed landing window be obscurely glazed to prevent overlooking or loss of privacy and impact to the residential amenity of the adjoining occupiers.

Revised drawings (Drawing Plans and Elevations ref 02A) were submitted to address the relationship of the proposed rear dormer extension, and single storey rear extension. The revised drawings now introduce an element of separation between the proposed rear dormer and single storey rear extension. The roof above the proposed rear extension now adjoins the roof of the original dwellinghouse, resulting in a reduction in the bulkiness of the structure and the overly dominant appearance which the original scheme posed. The proposed flat roof rear dormer extension and two smaller front dormers have been set below the existing roof ridge and above the original eaves. The two front dormer windows overlook the front garden and the Metrolink line to the east of the property, the rear dormer windows overlook the area to the rear, no further windows or openings have been proposed.

Visual Amenity

The proposed rear extension would only be partially visible from the streetscene given its position at the rear of the property, and the variance of ground levels with Durley Avenue to the rear. Furthermore, the use of materials to match those of the existing property, together with the design of the extension would minimise any resulting visual impacts. It is not considered

that the proposed rear extension would have detrimental impact upon the character of the property, nor the area within which it is located.

During the site visit it was noted that many of the surrounding properties have had front and rear dormer conversions (Tolworth Drive, Wigmore Road to the North and Cardinal Street to the West), therefore the proposal will appear in context within the character of the street scene and local area.

The proposed works would not detract from the character and appearance of the existing house, or street scene, due to the context, subservient design and siting. The dormer extensions would not appear out of context or scale with the bungalow property and overall character of the street scene, as the property benefits from a relatively spacious plot, and dormer extensions are an established feature of the local street scene.

As mentioned above the front porch would have a footprint of Height 3m x Width 3m x Depth 0.9m. The proposed footprint along the front elevation would not form an incongruous feature within the streetscene. The proposed front extension is considered to be acceptable in this location and would not create any undue loss of visual or residential amenity to neighbouring occupiers, off street car parking can still be accommodated.

Overall the proposal would not adversely affect the appearance of the existing bungalow or visual amenity within the area, nor have a detrimental effect on the street scene and is therefore considered to be acceptable.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UPD policy DC1.

Height Scale and Massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP Policies DC1 and accords with Core Strategy DM1 of the Core Strategy.

Waste Management

There is sufficient land to the rear of the property to store the bins without causing any additional residential amenity.

Ground Gas

The site lies within 250m of a landfill site . It is therefore considered that a condition be attached to any approval to require the incorporation of a membrane to prevent the ingress of any landfill gas.

Conclusion

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

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 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: Approve

Article 35 Declaration

Officers have worked with the agent/applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning applicant. No significant problems have arisen during the consideration of this application.

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 date of three years beginning with 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:

Drawing- Plans & Elevations ref 02A, stamped as received by the City Council as Local Planning Authority on 28 July 2022

Drawing- Location Plan stamped as received by the City Council as Local Planning Authority on 17 May 2022

Drawing- Site Plan stamped as received by the City Council as Local Planning Authority on 17 May 2022

Document- Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990 (as amended) stamped as received by the City Council, as Local Planning Authority on 17 May 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 hereby permitted shall match those as specified on the application form in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

- 4) Notwithstanding the provisions of the Town and Country Planning Act (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 drawings:

Drawing- Plans & Elevations, stamped as received by the City Council as Local Planning Authority on 28 July 2022

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

- 5) Before first occupation of the extensions hereby approved, the glazing to the landing window in the northern elevation of the dwellinghouse 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 6) The development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building. Appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority, prior to any above ground works being undertaken . The development shall be implemented in accordance with the approved details.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

20 Tolworth Drive, Manchester, M8 0WW
11 Durley Avenue, Manchester, M8 0PU
32 Tolworth Drive, Manchester, M8 0WW
30 Tolworth Drive, Manchester, M8 0WW
28 Tolworth Drive, Manchester, M8 0WW
26 Tolworth Drive, Manchester, M8 0WW
24 Tolworth Drive, Manchester, M8 0WW
12 Durley Avenue, Manchester, M8 0PU

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH