

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132819/FH/2022

Date registered valid: 14 March 2022

Proposal: Erection of a part single, part two storey side and rear extension, single storey rear extension and outbuilding in the rear garden. Minor alterations to bay windows, installation of new driveway and bin store to front.

Address: 5 Glenlea Drive, Manchester, M20 5QJ

Ward(s): Didsbury East Ward

Applicant: Mr & Mrs Daniels 5 Glenlea Drive, Manchester, M20 5QJ

Agent (if any): Mr Ralf Thiede Daniels Thiede Architects Limited 20 Albemarle Road, Manchester, M21 9HZ

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15th June 2022

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	29 March 2022
Standard consultations:	Printed: 15 March 2022 Expired: 5 April 2022
Neighbour notifications	Printed: 15 March 2022 Expired: 5 April 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 application site is a 2-storey inter-war, bay-fronted dwelling on the south side of Glenlea Drive, west of Riverton Road in the Didsbury East ward. It is of red-brown brick with a hipped grey tile roof and white timber fascia between ground and first floor bays.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character.

Description of development

The applicant is seeking planning permission for the erection of a part single, part two storey side and rear extension, single storey rear extension and outbuilding in the rear garden. Minor alterations to bay windows, installation of new driveway and bin store to front.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Flood Risk - The proposed development is within Flood Zone 2 and an EA Flood Warning Area, the Didsbury Critical Drainage Area (CDA) and very low to low risk of surface water flooding.

An FRS has been submitted in support of this application. Attach informative.

Contaminated Land – Following submission of details for the Gas Membrane, E/H is satisfied that this can now be discharged.

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, in particular 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 SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- 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 allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are no previous planning applications relating to this site.

Residential Amenity

The applicant is seeking planning permission for the erection of a part single, part two storey side and rear extension, single storey rear extension and outbuilding in the rear garden. Minor alterations to bay windows, installation of new driveway and bin store to front. The City Council raised concerns with the agent initially regarding terracing within the street. The agent has amended the plans which are considered to be acceptable.

Ground Floor

The extension would be in line with the front wall of the house extending along the side of the house and wrapping around the property up to the shared boundary with the adjoining semi-detached property no. 7 Glenlea. A projection beyond the rear wall is measured at 3.0 metres. The roof to the front would be flat with the addition of an overhang forming a small canopy. The rear roof would be slanting towards the garden. Large windows and a door are proposed on the rear with a window on the rear and side elevation. A large window and door are proposed on the front elevations.

First Floor

The first floor would be set back from the front wall of the house by 1.5 metres matching that of the adjacent property no. 3 Glenlea with a projection towards the side retaining a gap to the shared boundary. The proposal would extend rearwards with a projection beyond the rear wall of the house measuring 3.0 metres. The roof of the first floor would be gabled. Windows are proposed on the front, side and rear. Given the inclusion of windows to the side at both ground and first floor, to ensure that there is no overlooking or loss of privacy, a condition has been attached for obscure glazing.

Outbuilding

Following demolition of an existing detached outbuilding/shed, the applicant proposes a single storey detached outbuilding which would be located south east of the site to the far end of the rear garden close to the shared boundary with no. 3. The outbuilding would measure 2.8 metres x 2.3 metres to a height of 2.5 metres maximum. The roof would be sloping with the inclusion of 4 x small windows with a door facing the application property. No windows are proposed on the rear or sides of the outbuilding.

Elevational alterations

The applicant is proposing to alter the existing front bay from a curved bay to a square bay. This is considered to be a minimal change and would not alter the character of the property or impact within the street scene and is therefore considered acceptable.

Front driveway

The site currently has a paved and grassed area to the front of the property for the provision of an off road car parking space. A theme which is reflected to the front of other properties along this street frontage. The applicants are proposing to remove the existing paving and grassed area and replace with Permeable gravel paving with drainage. Given that this can be carried out under permitted development independently, it is considered that this is an acceptable choice for the front of the property driveway.

The impression of subservience is achieved by the setback from the front together with the height of the ridge being set down from the original roof ridge. Given that both properties either side of the application site have side and rear projections, it is not anticipated that the proposal would provide significant undue harm on the residential amenities of adjoining or surrounding properties.

It is considered that the proportions of the extensions are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property. It is considered the introduction of a two storey side extension would be minimum in terms of impact and therefore would not warrant refusal of the application.

The siting of a two storey addition will mark a change in the appearance and style of this property and its relationship with those either side and on the opposite side of the road, however, would not be out of character with the original or extended properties in the area.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The extension would be designed to be a noticeable addition to the dwelling which it achieves by adopting a combination of contemporary and traditional design appearance together with the proposed materials. These are intended to be Red facing brick to match existing, light buff facing brick, bronze metal standing seam cladding, white and blue render finish as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear, and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Bins

The applicant is proposing a new location for the storage of bins close to the shared boundary with no. 7 housed within a brick surround with a screen to the front elevation. This is considered to be acceptable and therefore this would accord with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working 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 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:

Received on 14th March 2022 numbered 0276 Revision 01 Proposed Outbuilding floor plans and elevations

Received on 14th June 2022 numbered 0130 Revision 07 Proposed Ground and First Floor Plans

Received on 14th June 2022 numbered 0275 Revision 08 Proposed Elevations

Received on 14th June 2022 numbered 0003 Revision 07 Proposed Site Plan

Received on 14th June 2022 numbered 0131 Revision 05 Proposed First Floor Roof

Received on 14th June 2022 numbered 0225 Revision 06 Proposed Sections

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) As part of the development, the proposal shall be implemented according to the details as submitted on 18th May 2022 via email outlining the appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building.

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 policy EN18 of the Manchester Core Strategy (2012).

5) Before first occupation the proposed windows in the side elevation facing no. 3 shall be obscure 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.

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. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

6 Moresby Drive, Manchester, M20 5GL
8 Glenlea Drive, Manchester, M20 5QJ
7 Glenlea Drive, Manchester, M20 5QJ
6 Glenlea Drive, Manchester, M20 5QJ
3 Glenlea Drive, Manchester, M20 5QJ

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) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH