

Application Number	Date of Appln	Committee Date	Ward
111984/FH/2016/S2	26th Apr 2016	30th Jun 2016	Didsbury East Ward

Proposal Erection of two-storey side extension and single-storey rear extension to provide additional living accommodation.

Location 3 Norview Drive, East Didsbury, Manchester, M20 5QF

Applicant Mr Paul Faux, 3 Norview Drive, East Didsbury, Manchester, M20 5QF

Agent None

Description

The semi-detached property is in a residential area and is within a short distance of Didsbury District Centre, which contains a variety of retail services and amenities.

The applicant is seeking planning permission to erect a two-storey side extension and single-storey rear extension to provide additional living accommodation.

The property is sited on a right hand curve in the road, with garden widening to the rear. The site has a south/south westerly direction to the front and a north/north easterly direction to the rear of the property.

Consultations

Local residents and occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Principal

Unitary Development Plan (UDP) - The UDP has been *superseded* by the **Core Strategy Development Plan**, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to the general character of the property, and the effect upon the amenity of neighbouring occupiers.

DC1.1 - In determining planning applications for extensions to residential properties, the Council will have regard to:

- The general character of the property;
- The effect upon the amenity of neighbouring occupiers;
- The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- The overall appearance of the proposal in the street-scene;
- The effect of the loss of any on-site car parking.

DC1.2 - 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 the original buildings);
- b. They do not create an 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 street scene by virtue of design, use of materials or constructional details;
- d. They would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 - Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. Rearward extensions greater than 3.65m (12 ft) 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;
- e. Extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 - In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. The development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. The actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. The actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this Policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this Policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Development in all parts of the City should make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character,
- Making a positive contribution to the health, safety and wellbeing of residents,

- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income,
- Protect and enhance the built and natural environment.

Policy SP1 - Spatial Principles – This Policy refers to the key spatial principles which will guide the strategic development of Manchester to 2027, together with Core Development Principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well being of residents, consider the needs of all members of the community and protect and enhance the built environment. All development should have regard to the character, issues and strategy for each regeneration area as described in the Strategic Regeneration Framework and the Manchester Strategic Plan.

Policy DM1 - Development Management - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraphs 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development plan is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

This planning application is to consider the proposed two-storey side extension and single storey rear extension, for reasons outlined in the main body of this report; it is considered that the proposal accords with the principles of this policy document.

Principle - The proposal is for the erection of a two-storey side extension and single-storey rear extension. It is considered that the principle of extending the application property to provide 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.

Siting - Due to the original siting of the house within the plot which is on the corner, the garden widens to the rear and the neighbouring property at number 5 Norview Drive is set at an angle to the application property and should not cause overshadowing to the adjoining neighbouring property. As shown on Figure 1.

The proposed two-storey extension would be sited on the easterly side of the property with continued access to the rear garden, through the garage. It is thought that the proposal is well placed in relation to the adjoining neighbouring property and should not give rise to overlooking or loss of privacy, to the detriment of the amenity that the neighbouring occupants at number 5 Norview Drive would expect to enjoy, and accords with Planning Policies SP1, DM1 and DC1.



Figure 1 – Siting of the proposed extension

Scale and massing - The two-storey side extension would have a width of 2.16 metres to the front, widening to 4.50 metres on the rear and have a depth of 9.79 metres on the ground floor. The first floor would be set back by 1.25 metres and have a depth of 5.70 metres. As shown on Figures 2 and 3 below.

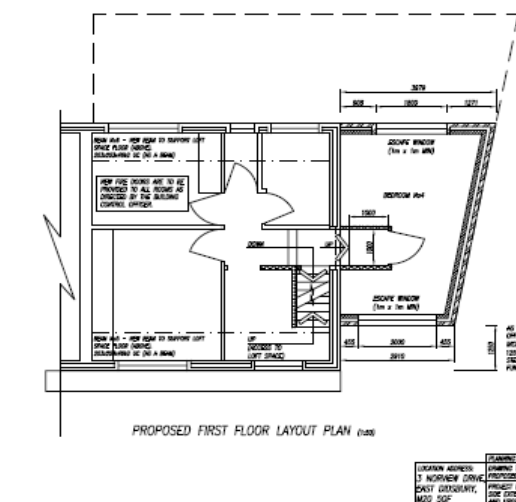
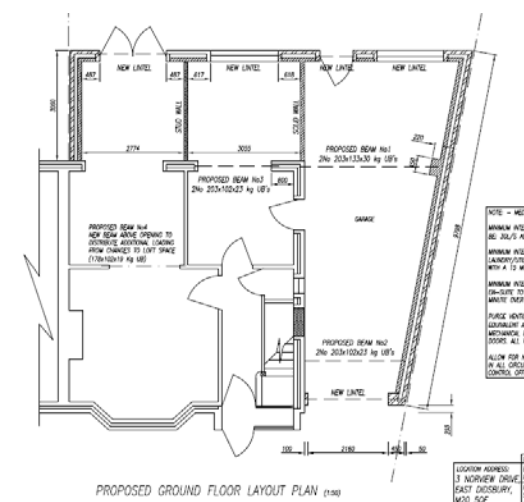


Figure 2 – Proposed ground floor plan

Figure 3 – Proposed first floor plan

The two-storey extension would have a height to the eaves of 5.25 metres, to match that of the existing property, and a ridge height of 8.10 metres, finished with a gable

roof, which would be set back to the front and set down by 0.50 metre lower than the original, resulting in a structure which would be subservient to the original house. As shown on Figures 4 and 5 below.

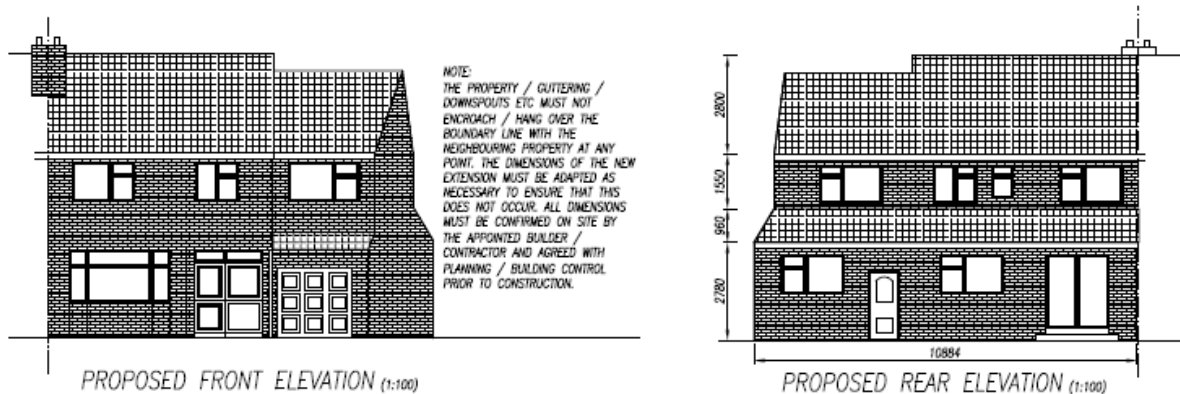


Figure 4 – Proposed front elevation

Figure 5 – Proposed rear elevation

The single-storey rear extension would have a total width of 10.88 metres and have a depth of 3.00 metres; this would extend the existing kitchen and dining rooms, together with a storage area at the rear of the garage. The rear extension would have a lean-to roof with a height to the eaves of 2.78 metres and a ridge height of 3.70 metres.

The dimensions are not considered to be excessively large and in terms of rearward projection the extension is less than the 3.65 metres set out in extant Policy DC1.3.

The window to the proposed first floor extension on the rear elevation does not provide any overlooking to number 5 Norview Drive, by virtue of the orientation of the properties. There would be no windows within the side elevation.

Overall, it is considered that the extensions in terms of scale and massing can be accommodated and would only lead to a relatively small increase in the footprint of the property.

The rear garden of the application site is a good size, measuring 10.00 metres to the rear boundary from the existing rear elevation and the site also includes a garden with driveway to the front. It is considered that the plot can accommodate the extension and still leave sufficient outdoor amenity space, without having any detrimental impact upon the amenity of adjoining occupiers or the visual appearance of the street scene.

The property is orientated in a north easterly direction to the rear and it is thought the proposed extension does not create an undue loss of sunlight, daylight or privacy and should not give rise to overshadowing. As such the proposed side and rear extensions should not be detrimental to the amenity to the adjoining or neighbouring residents.

Extensions to residential properties would be allowed subject to compliance with other relevant policies together with the following criteria; they are not excessively

large or bulky, resulting in structures which are not subservient to the original house; they do not create an undue loss of sunlight, daylight or privacy; they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details.

It is considered that the principle of the proposal is acceptable and that it accords with Policies DC1 of the Unitary Development Plan and Policies DM1 and SP1 of the Core Strategy in that the proposal is considered to be in keeping with the character of the property, is not excessively large and would not have a significant detrimental impact upon the adjacent properties. The materials proposed are to be in keeping with the existing house. The proposal site includes a good sized rear garden area and a garden with driveway to the front; in light of the space available, it is believed that the site can sustain an extension of this size without having any significant detrimental impact upon the amenity of adjoining occupiers or the visual appearance of the street scene.

Design and Appearance - The choice of materials, as stated by the application form, would match the existing property and the design appears to be in keeping with the character and style of development in the area and the surrounding street scene by virtue of the design and construction materials.

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

Parking - There is adequate off street parking provided by the driveway to the front of the property, should planning permission be granted, thereby according with Policies DC1.1(d) of the UDP and DM1 of the Core Strategy.

Refuse bin storage - The storage of refuse bins are not affected by this proposal as there will continue to be access to the rear garden through the garage of the proposed extension.

Residential Amenity - The proposed extensions, by reason of their orientation on the side and rear, should not give rise to undue overshadowing, overlooking or loss of privacy to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy and should not adversely impact upon residential amenity.

No objections or comments have been raised regarding this application from neighbouring properties. Due to its siting, scale and appearance it is unlikely the side and rear extensions would have any detrimental impact neither on residential amenity enjoyed by the neighbouring properties nor on its current or future occupiers. The proposal therefore complies with both Policy DM1 and extant Policy DC1.

Visual Amenity - The right-hand side boundary of the property is splayed at an angle, getting wider towards the rear of the property. The proposed side extension would project and sit against the applicant's side of the boundary fence. The first-floor element of the proposed side extension would be set back from the front of the property.

It is considered that the extension would not form an overly dominant feature or impact on views within the street scene. The proposal does not lead to terracing due to the layout of housing in this location. The proposed extension would not adversely affect visual amenity within the area, and would be subservient to the main house. It should be noted that the extensions would be built in materials to match the existing house. The proposed development therefore accords with the provisions of Policies DC1 of the UDP and Policies DM1 and SP1 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 the right to a fair hearing and to this end the Committee 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 Head 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 of the application 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.

Reason for recommendation

Approve on the basis that the proposal is in accordance with the Manchester Core Strategy (July 2012), in particular Policies SP1 and DM1 and the extant Policies in the Unitary Development Plan for the City of Manchester (1995), in particular the policies DC1.1 to DC1.4, and National Planning Policy Framework and there are no material considerations of sufficient weight to indicate otherwise. In coming to this conclusion the Head of Planning has taken into account the Information provided with the application.

Condition/s to be attached to the decision

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 drawing:

- a) Drawing numbered FP/0416/01, dated April 2016, showing the existing site and location plan, received by the City Council as Local Planning Authority with the planning application on 26 April 2016.
- b) Drawing numbered FP/0416/03, dated April 2016, showing the proposed ground floor layout plan, received by the City Council as Local Planning Authority with the planning application on 26 April 2016.
- c) Drawing numbered FP/0416/04, dated April 2016, showing the proposed first floor layout plan, received by the City Council as Local Planning Authority with the planning application on 26 April 2016.
- d) Drawing numbered FP/0416/05, dated April 2016, showing the proposed elevations, received by the City Council as Local Planning Authority with the planning application on 26 April 2016.
- e) Drawing numbered FP/0416/06, dated April 2016, showing the proposed Structural Details No. 1 (foundations/slab/wall), received by the City Council as Local Planning Authority with the planning application on 26 April 2016.
- f) Drawing numbered FP/0416/07, dated April 2016, showing the proposed Structural Details No. 2 (roof/movement joint), received by the City Council as Local Planning Authority with the planning application on 26 April 2016.
- g) Drawing numbered FP/0416/08, dated April 2016, showing the proposed Structural Details No. 3 (roof), received by the City Council as Local Planning Authority with the planning application on 26 April 2016.
- h) Drawing numbered FP/0416/09, dated April 2016, showing the proposed Structural Details No. 4 (floor), received by the City Council as Local Planning Authority with the planning application on 26 April 2016.
- i) Drawing numbered FP/0416/10, dated April 2016, showing the existing and proposed loft space details No. 1, received by the City Council as Local Planning Authority with the planning application on 26 April 2016.
- j) Drawing numbered FP/0416/11, dated April 2016, showing the proposed Loft Space Details No.2, received by the City Council as Local Planning Authority with the planning application on 26 April 2016.
- k) Drawing numbered FP/0416/12, dated April 2016, showing the General Construction Notes, received by the City Council as Local Planning Authority with the planning application on 26 April 2016.

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, as stated on the 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.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 111984/FH/2016/S2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

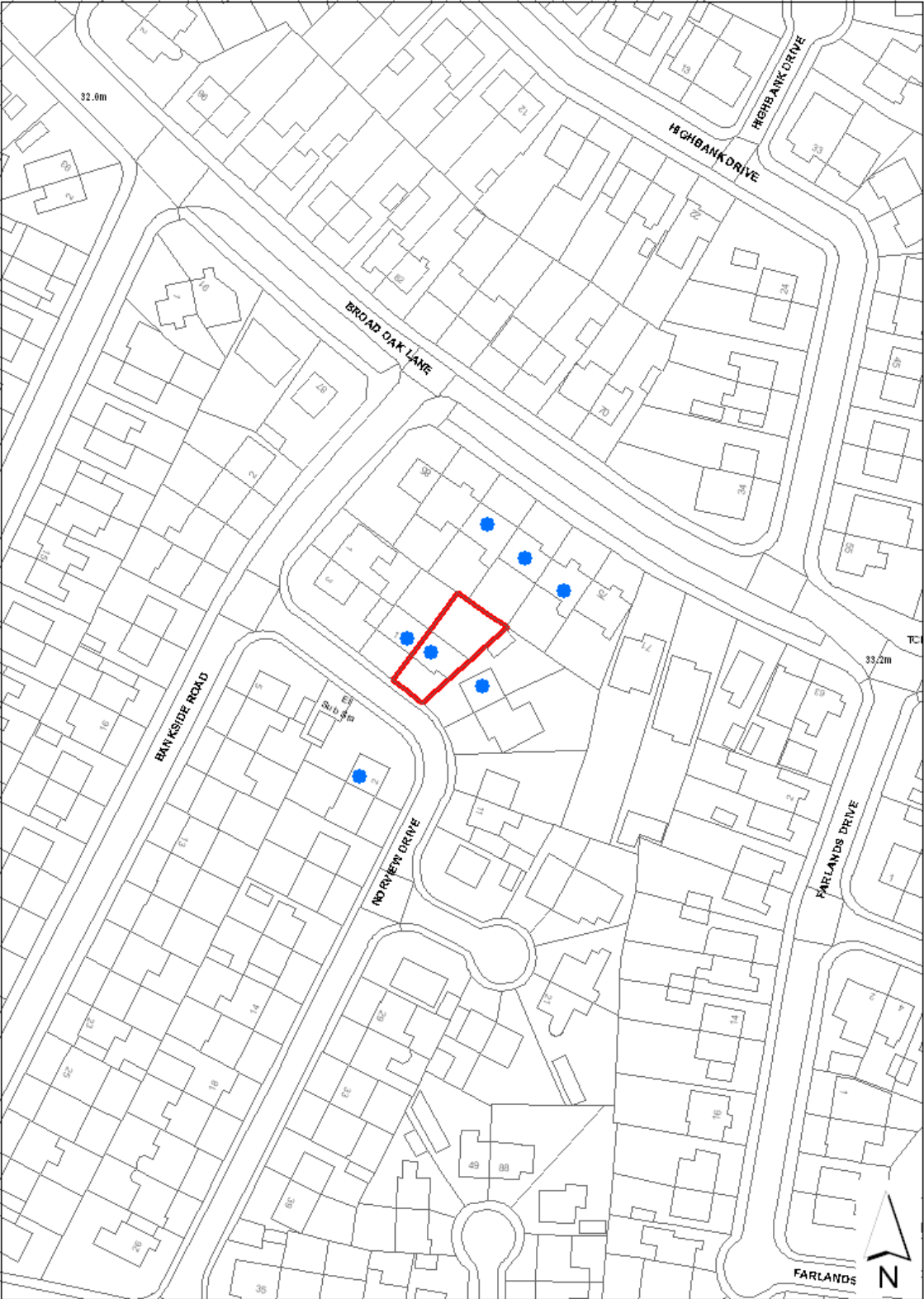
The following residents, businesses and other third parties in the area were consulted/notified on the application:



A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

No representations were received.

Relevant Contact Officer : Sue Iskandar
Telephone number : 0161 234 1610
Email : s.iskandar@manchester.gov.uk



 Application site boundary  Neighbour notification
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