

Application Number	Date of Appln	Committee Date	Ward
114608/FH/2016	28th Nov 2016	9th Feb 2017	Didsbury West Ward

Proposal Erection of part single and part two storey extensions to the front and rear of the property following demolition of existing extension and erection of a porch to the front entrance.

Location 66 Dene Road, Manchester, M20 2SU

Applicant Mr C Flanagan , 66 Dene Road, Didsbury, Manchester, M20 2SU

Agent Mr D Flanagan, 50 Spath Road, Didsbury, Manchester, M20 2GT,

Description

The application site relates to a traditional, two-storey, semi-detached dwelling house situated on the northern side of Dene Road. The bay fronted property incorporates a hipped roof and enclosed front porch area and includes modest front and rear garden areas with a driveway serving a detached garage building to the side of the property.



Existing Frontage



Existing Rear

In terms of its immediate surroundings, the property is neighbored by similar sized dwelling houses on all sides. The wider area is largely residential in character with Didsbury district centre located a short distance to the north-east.

In this case, planning permission is sought for the erection of part single and part two storey extensions to the front and rear of the property following demolition of existing extension and erection of a porch to the front entrance.

The proposed extension involves the infilling of the existing recess at the front of the property with a part single, part two storey extension incorporating an additional dual pitched roof element to mirror the existing frontage with velux window in the side

elevation. The porch would be set forward of the existing bay window marginally with a mono pitch sloping roof.

To the rear, a part single, part two storey extension with a total rearward projection of 3.6m metres is proposed. The single storey element includes a flat roof with the two storey element with the first floor projecting off the back wall only and not out to the side retaining a gap to the common boundary with 64 Dene Rd.

The current proposal represents a revised scheme to that originally submitted. Due to concerns about the proximity of the single storey element and the overbearing impact of the two storey rear element to the other half of the semi-detached property, plans have been received which reduce the projection of both the ground and first floor rear projection from 3.9 metres to 3.6 metres. The retention of a gap of approximately 2.0 metres to the common boundary with the adjoining semi-detached property would be in place.

The application is presented to the Planning and Highways Committee as the applicant is related to an elected Member of the City Council.

Consultations

Local Residents – In response to the original and the amended proposal, 2 letters of objection have been received from an adjoining occupier. Summary of comments as follows:

- The proposal would have a detrimental impact in terms of loss of light
- Due to the proximity, the height would reduce daylight into the living room window
- The window is the only source of natural light for the living room
- The rear of the properties face north east currently receiving direct sunlight, the single storey extension would reduce the light
- The two storey extension would prevent direct sunlight from reaching both upper and lower rear windows
- Manchester City Wide Policies state that extensions should not create an undue loss of light and sunlight, the development breaches this guidance
- The proposal would overshadow number 68 Dene Road due to the close proximity of the extension to the boundary
- The proposal would be positioned too close to the neighbouring boundary Road which would result in an uncomfortable sense of enclosure
- The development should provide more space between the boundary and the extension
- DC1.4 explains the gaps required between properties

Policy

The following policies within the Core Strategy are considered relevant in the determination of this application:

Policy DM1 sets out the development principles for all development in Manchester and that the issues which should be considered are those which will ensure that the

detailed aspects of new development complement the Council's broad regeneration priorities, in particular by contributing to Neighbourhoods of Choice. This includes protection of amenity and local character, environmental standards and practical matters such as access and safety.

Policy SP1 refers to the key spatial principles which will guide the strategic development of Manchester 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 wellbeing of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision

In addition to the above, the following saved policies of the Unitary Development Plan are considered relevant.

Policy DC1 provides criteria to be considered in determining applications for extensions to residential properties.

The policy states that in determining planning applications for extensions to residential properties, the Council will have regard to:

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

The policy states further that extensions to residential properties will be allowed subject to compliance with other relevant policies of the UDP 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.

As set out within the issues section of this report the proposals are considered to be in accordance with the policies of the Core Strategy and the saved UDP which relate to applications to extend residential properties.

National Planning Policy

The central theme to the National Planning Policy Framework (NPPF) is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraphs 11, 12, 13 and 14 of the NPPF outlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development 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.

Issues

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.

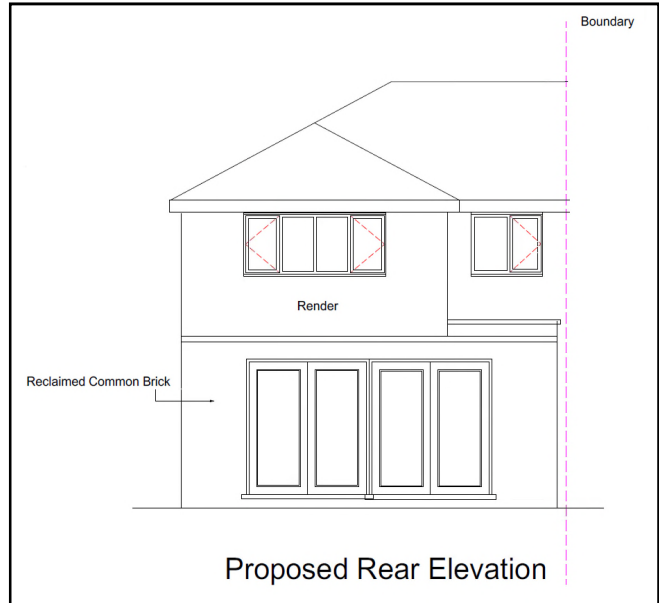
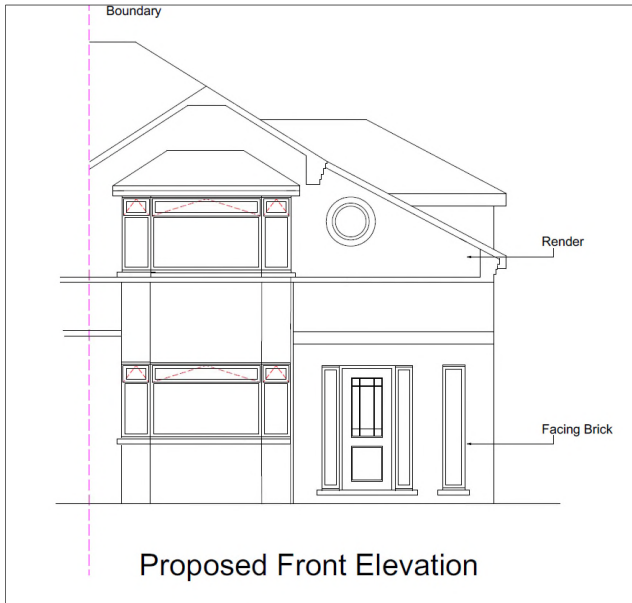
In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

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.

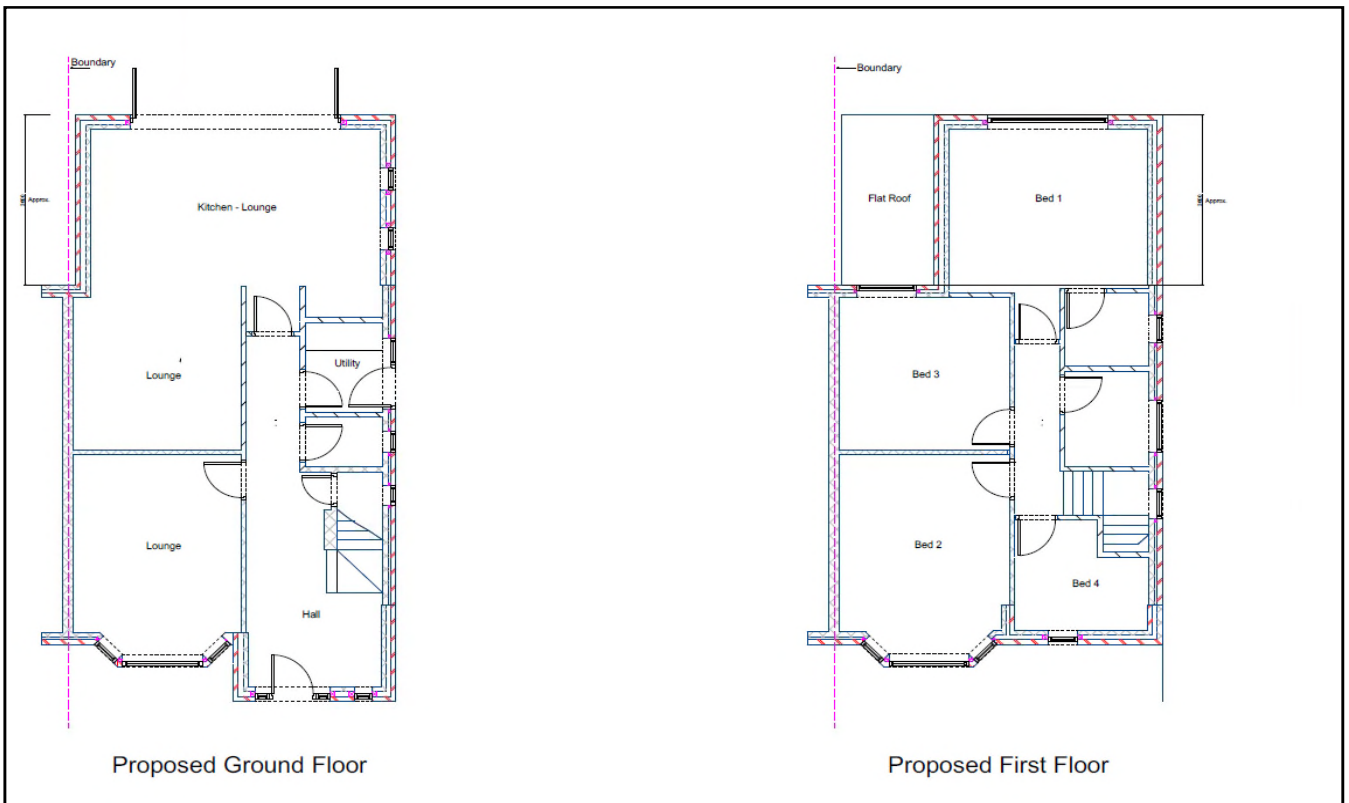
Design, Scale and Appearance

The proposed extension has sought to reflect the design of the original house both in terms of its proportions and use of matching materials.

The original appearance of the house is to be maintained through the use of matching render upon the upper sections of the proposed extensions and matching facing bricks for the lower sections. The applicant has indicated that reclaimed Common bricks are to be used on the lower half of the rear elevation to provide continuity of appearance.



The proposed extensions are considered to be subservient to the host dwelling house, with the size and footprint of the proposed extensions area comparable in size to many others found in the area, including a number of properties on the opposite and this side of the road in particular. It is therefore believed that the design, scale and appearance of the proposed extension are satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN3 of the Core Strategy.



On balance it is considered that the design and appearance of the proposed development accord with Core Strategy Policies DM1 and EN3

Residential Amenity

With respect to any impact in terms of loss of daylight, sunlight or close proximity to the common boundary, it is considered that due to the north facing orientation of the property, the extent of the rearward projection, the height of the single storey element and the angle between the proposed extension and the nearest, neighbouring habitable windows at No. 68 Dene Road, any impact upon sunlight and daylight levels has been minimised, with the single storey element only marginally beyond permitted development limits. Any impact would not therefore be so significant that it would have an undue impact upon the living conditions of the neighbouring occupiers.

It is acknowledged that there will be some impact on daylight levels to the rear of the adjoining property at No. 68 and the ground floor lounge windows in particular, especially first thing in the morning. However, given this relationship, the applicant amended the submitted scheme to reduce the potential to overshadow or create an overbearing appearance by reducing the projection of both the ground and first floor from 3.9 metres to 3.6 metres to meet City Council Policy DC1 for Residential Extensions. The single storey element to the rear would have a flat roof and would be to a height of 3.0 metres, this coupled with the reduction in projection to 3.6 metres is considered alleviates any impact to an acceptable level and allows the applicant to extend their property given that there are other similar extensions in area.

Windows are proposed on the side elevation, however the applicant has shown that the new windows along the side elevation would be obscurely glazed. To ensure this is adhered to a condition has been recommended.

On balance, although the extension is large, it is not unduly excessive and is comparable in terms of size and its position to others found in the immediate area. The rear extension has been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed extension can be acceptably accommodated at the application property.

Visual Amenity

It is perhaps the front elevation of a dwelling house that makes the most important contribution to the appearance of the street-scene. The proposed extension at the front is similar to several other properties along Dene Rd and within the immediate area. As such, the extension would not present an unusual feature in the immediate area and due to the existence of other similar front infill extensions to a variety of house types in the immediate area, the size of the extension is considered acceptable within the surrounding environmental context.

To the rear, it is believed that the design of the extension is sympathetic to the architectural style of the original house with matching and reclaimed materials to be

utilised. The proportions, eaves and ridge heights of the original house are maintained and therefore it is felt that the impact is acceptable.

Disabled Access

Access to the front would not be affected by the proposed scheme.

Refuse Storage

The proposed development does not impact on the refuse storage arrangements for the property; the bins are currently stored towards the rear of the property

Parking

The existing car parking arrangements are unaffected by this proposal, a driveway is still retained at the front/side of the property.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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 approval of the application is proportionate to the wider benefits of approval 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. Issues have arisen during the consideration of

this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Reason for recommendation

Conditions 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 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 submitted plans and 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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Stamped received on 21st January 2017 numbered 1/3 Rev A Existing and Proposed Front, side and rear elevations

Stamped received on 21st January 2017 numbered 2/3 Rev A Existing and Proposed Floor plans

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.

4) Before first occupation the windows in the side elevation proposed 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.

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: 114608/FH/2016 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.

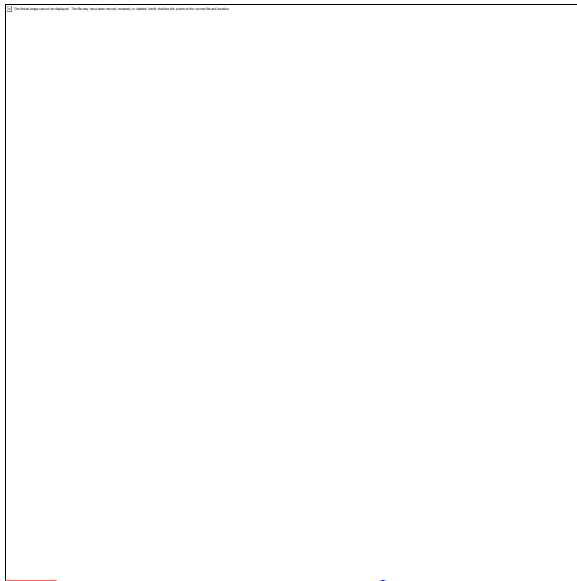
The following residents, businesses and other third parties in the area were consulted/notified on the application:

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:

68 Dene Road, Didsbury, M20 2SU

Relevant Contact Officer : Tracie Simpson
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Email : t.simpson@manchester.gov.uk



 Application site boundary  Neighbour notification
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