

Application Number	Date of Appln	Committee Date	Ward
115995/FO/2017	18th Apr 2017	29th.June 2017	Didsbury West Ward

Proposal Erection of part single and part two-storey extension to rear and first floor extension to the front following demolition of existing single storey rear extension and detached garage

Location 19 Westmorland Road, Manchester, M20 2UB

Applicant Miss F Flanagan , 19 Westmorland Road, Manchester, M20 2UB

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

Description

The application relates to a circa 1930/40's, bay fronted semi-detached property in the largely residential area, with a number of mid-twentieth century, semi-detached properties fronting Westmorland Drive, close to the junction of Harefield Road, in Didsbury, Manchester.

Planning permission is sought for the erection of part single and part two storey extension to rear and first floor extension to the front following demolition of existing single storey rear extension and detached garage. The application is being referred to the Planning and Highways Committee as the applicant is related to an employee of the City Council.

Consultations

Neighbours - No comments or responses received.

Policies and Issues

Development Plan

The Development Plan in Manchester comprises of:

Manchester Core Strategy Development Plan Document (2012) – The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1996) – The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with policies contained within the Core Strategy. However, there are a number of policies that are extant:

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles.

DM1 – Development Management 1.

Policy SP1 'Spatial Principles'

Policy SP1 sets out the key spatial principles which 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. The policy states that all development in the City should:

- Make a positive contribution to neighbourhoods of choice including:
 - a. Creating well designed places that enhance or create character
 - b. Making a positive contribution to the health, safety and wellbeing of residents.
 - c. Considering the need of all members of the community regardless of age gender, disability, sexuality, religion, culture, ethnicity or income.
 - d. Protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

These key principles are applied to all planning applications within the City and the application has been considered in accordance with the policy.

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. All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

Policy DM1 states that all development should have regard to the following specific issues:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding areas in terms of design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area;;
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise;
- Community safety and crime prevention;
- Design for health;
- Adequacy of internal accommodation and external amenity space;

- Refuse storage and collection;
- Vehicular access and car parking;
- Effect on biodiversity, archaeological or built heritage;
- Green infrastructure;
- Flood risk and drainage.

The application has given careful consideration to the design, scale, layout of the development on the site.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the Core Strategy.

The Unitary Development Plan (UDP) for the City of Manchester (1996) – The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with policies contained within the Core Strategy. However, there are a number of policies that are extant:

The relevant extant **UDP** policies are as follows:

Policy DC1 – This 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.

Policy 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 undue loss of daylight or privacy.
- c. They are not out of character with the style of the development in the area or the surrounding street scene by virtue of design, use of materials or construction 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;

Policy 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;
- e. Extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Further mitigation will be secured by planning condition to ensure that the development will minimise the impact on neighbour amenity.

Planning History

There have been no previous planning approvals on this site.

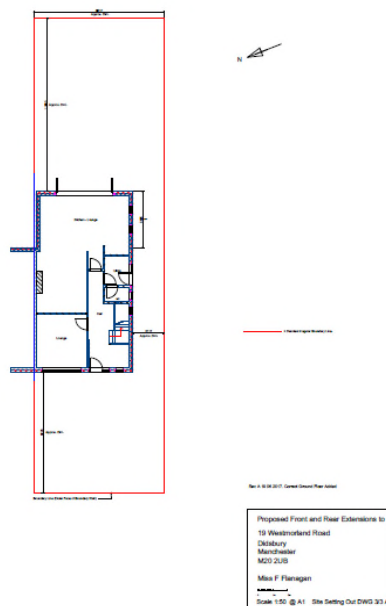
Matters that will require consideration in order to assess the acceptability of any proposal are principle, siting, scale and massing, design and appearance.

Each of these matters will be addressed in turn.

Principle – Planning permission is being sought by the applicant for the erection of a part single and part two storey extension to rear, and first floor extension to the front following demolition of existing single storey rear extension and detached garage, to provide additional living accommodation comprising, kitchen, lounge, utility room and bedrooms.

The principle is acceptable as the proposal will provide additional family living accommodation for the occupants of the property for a established residential location.

Siting – The proposed extensions would be located at the rear and front of the dwelling house.



Scale and Massing – Policy DM1 requires that consideration is given to the scale and massing of new developments that respond to the context and character of the area.

The dimensions of the proposal first floor are, proposed rear extension, 3.8m deep at ground and first floor, from the building line at the rear, 6.1m high to the ridge, reducing to 4.6m at the gutters/eaves level, 6.5m wide across the rear at ground floor, reducing to 4.6m wide at first floor, with a gap of 2.2m provided to the adjoining neighbouring property, and a 2.1m gap to the opposite neighbouring boundary (same as the current gap). The dimensions of the proposed front extension are, 1.7m deep, and 3m wide.

Design/Visual Amenity – The extension has been designed as a wrap-around to the side and rear to respect the shape of the property, and to tie in with the existing property, and will form new additions to the front, and rear elevations, in a similar manner to a number of similar approvals in the immediate area.

The proposal includes the demolition of the existing single storey rear extension and detached garage, and incorporates a part single, part two storey extension to rear, and first floor extension to front. Materials will consist of clay concrete roof tiles, timber and Upvc for the doors and windows, and render and part brick for the walls, which will match those of the existing dwelling house.

It is considered that due to the position, size, height and design of the proposal and, the good size of the plot to which the proposal relates, and overall the spacing and type of development of the properties at this location, it is considered that there will not be any significant impact on residential amenity. Previous planning history indicates that there are no previous planning applications at this property.

Residential Amenity - Though the size of the proposed single storey and two storey extensions at 3.8m, from the existing building line at the rear, are just larger than current policy requirements, it is considered that as the proposal is maintaining adequate distances from the neighbouring properties to both elevations. The design, scale and massing is of a similar nature to the adjoining neighbouring property. There will not be any detrimental impact on the existing residential amenity of neighbouring properties.

Bins – The proposal incorporates adequate space for the storage of the bins.

Parking – This is not affected by the proposal. There is still adequate parking to the front of the premises for the residents.

Photograph of the rear elevation of property.



Conclusion – On the basis of the above, the proposal is considered acceptable in terms of the Manchester's Core Strategy including policies SP1 and DM1 and extant policy DC1 of the Unitary Development Plan and to the general guidance contained within the National Planning Policy Framework.

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

During the course of the application, any problems that have arisen required steps to be taken to resolve them. 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.

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

Plan Nos: 1, 2Rev A, 3A.

Plans Stamped: 18.04.2017, 11.06.2017.

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 of the extension hereby permitted shall match those of the existing building 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 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.

4) Before first occupation the additional side windows in the South elevation 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: 115995/FO/2017 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:

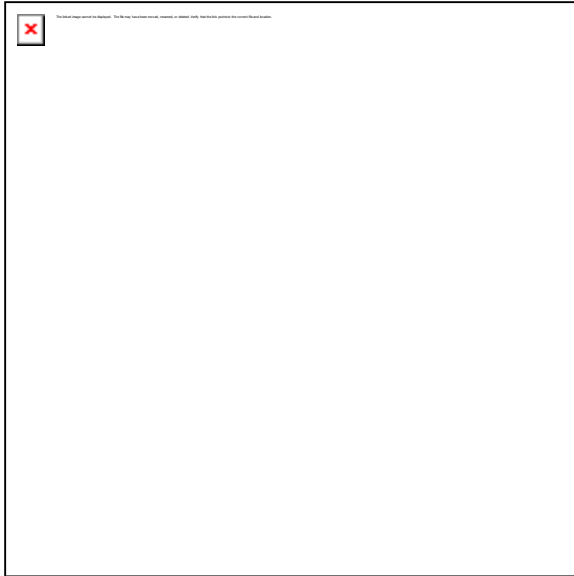
None

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:

None received.

Relevant Contact Officer : Dave Skerratt
Telephone number : 0161 234 5792
Email : d.skerratt@manchester.gov.uk



 Application site boundary  Neighbour notification
© Crown copyright and database rights 2017. Ordnance Survey 100019568