

Application Number	Date of Appln	Committee Date	Ward
117088/FH/2017	17 Aug 2017	16 Nov 2017	Didsbury West Ward

Proposal Erection of part single/part 2 storey side and rear extensions and a detached outbuilding at the rear following demolition of single storey extensions and existing garage.

Location 43 Dene Road, Manchester, M20 2TG

Applicant Mr Roger McBride, 43 Dene Road, Manchester, M20 2TG,

Agent Mr Riki Li Lui Sang, Li Lui Limited, 106 Warwick Road South,
Manchester, M16 0UX,

Description

The application site is an early 20th century two-storey semi-detached property of red brick and render construction surmounted by a grey/brown clay tile roof. It is situated on the south side of Dene Road and orientated north-south with the rear facing south. There are gardens to the front and rear with access along the eastern side, off-road parking and a detached timber shed in the rear garden. Characteristically for this house type, there is a single storey outrigger on the rear elevation off-set from the common boundary with the adjoining property, no.45 Dene Road.

Houses of this type on Dene Road loosely follow an Arts and Crafts design with bay windows, catslide roof to the front gable, decorative porthole window on the front elevation and red brick combined with either white render or roughcast. There is also a small porch with sloping tiled roof over on the front elevation.



Surrounding Area

The surrounding area is residential and within 350metres of Didsbury District Centre.

The character of the area is residential comprising approximately 1930's garden-fronted semi-detached housing within average sized plots. This house type displays a characteristic porthole window in the front elevation which, on many extended

properties in the area, has been brought forward in front extensions to provide extended bathrooms.

Proposal

The application proposes the erection of part single/part 2 storey side and rear extensions and a detached outbuilding at the rear following demolition of single storey extensions and existing garage.

The extended accommodation includes additional kitchen, utility and dining space at ground floor and an additional bedroom, extended bedroom and bathroom at first floor. The garden room would provide flexible space as a home office / garden room or play room with separate storage space. The elevations of the proposed development are appended below:



Consultations

Local Residents: Two letters of objection have been received which can be summarised as follows:-

The size of the extension will overlook properties to the rear, dining room, bathroom, kitchen and back bedroom. This will cause a loss of privacy. Also with the garden room being so close to our fence, sunlight might be an issue or lack thereof.

Overlooking due to the extent of glazing at the rear.

The extension will be within 4.5m of the boundary which is larger than other extensions in Didsbury.

The width of 7.5metres creates a highly visible and intrusive building with an oversized side extension. [It would be] a major detriment to residential amenity [for] at least 5 properties.

The design mainly impacts neighbours to the rear and side and creates a monolithic flat slab rear elevation is unconventional in contrast to the conventional extensions at 45 and 31 Dene Road.

The height also exceeds the normal roof line of a hipped/ridged (or even pedimented) alternative.

The roof [is out of character]; others on Dene and Spath Roads have pitched roofs at the side. The previous consent (in 2015), was far more in-keeping as it comprised pitched roof lines. This revised proposal is even larger – notably an additional 4 feet at the side and the totally inappropriate design.

The materials, including vertical timber, are completely out-of-character against the original brick and tile.

Very little garden or open space is left available/visible [with the introduction of the garden room]. This room is excessively high and intrusive.

The proposals are not in keeping and would serve to detract from the well-established environment.

The scheme does not appear to meet established precedents / planning policies, is completely out of character and inconsistent with applications / consents in the area.

In addition to the specific of the application for 43, there is an additional harm being caused through an adverse cumulative impact – both through the over-scaled main property extensions but also the very large and boundary located structures i.e. 'garden rooms'.

The outcome is a terracing effect.

ISSUES

POLICIES

The National Planning Policy Framework (NPPF)

The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

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.

Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy")

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

SP1 - Spatial Principles
DM1 - Development Management

Policy SP1 - Spatial Principles

This policy states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

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. The relevant issues are given below:-

- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are extant within the planning process. These are:

DC1 - Residential Extensions

States that 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,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- 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);
- 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;

Visual Amenity

The property is a modern interpretation of an Arts and Craft house form. Within this application, the proposal seeks extensions at the front, side and rear which are within a contemporary design language.

The proposed side extension is set back 3.8metres off the front elevation and the proposed front porch extends out to the side by 1.2metres leaving a 2.1 x 1.5 metre space in which to store bins out of public view, to the benefit of the street scene.

Objections have been raised to the proposed design which indicate a degree of harm to the street scene would ensue from any approval of the application. The objector is concerned that the proposal is out of character with the street scene, citing the proposed flat roof, size and scale, terracing effect and choice of materials.

Taking each of these points in turn, it is noted that many properties within Dene Road have been extended over the years. A typical extension includes bringing forward the first floor over the porch to extend the bathroom and replacement of the original stained glass porthole window with a modern plain glass equivalent. On assessment of extensions within the area, it is noted that each presents a slightly different design solution. Although the prevailing design language adopted is most commonly traditional, the size, scale, design and choice of materials on extensions demonstrate that much variation exists within the street scene which cumulatively and over time, contributes to a change in character. In the context of the adjoining property for example, the roughcast render has been given a smooth finish and the appearance of the property has been updated to reflect current trends for modern materials with clean lines as seen in the doors and windows.

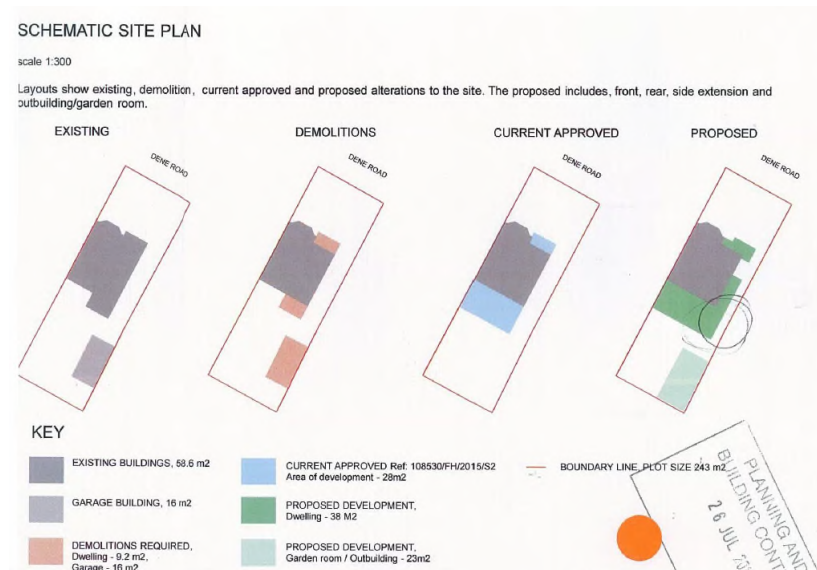
The flat roof design is not characteristic within the street scene and saved UDP policy DC1.3b states that the Council will not normally approve 2-storey extensions with a flat roof which would be visible from the public highway. Historically, many flat roof extensions were poorly designed. Within this application, the side and rear extensions with flat roofs present a well-designed, clean and contemporary design

response which clearly read as modern 'add-ons' having their own vitality and allowing the original building to be fully expressed, which is good design practice. The same rationale applies to the modern materials for the zinc-clad dormer and Siberian Larch timber cladding to the single storey front entrance.

In terms of the size and scale of extensions, all are within saved UDP policy DC1 for residential extensions, the rear 2-storey element being 3.6metres in depth and with a flat roof to line through with the rear extensions approved in 2014 at the adjoining property, no.45 (Ref: 107098/FH/2014/S2) – (see photo below):



The scale of extensions also largely reflect those approved on the application site in 2015 (108530/FH/2015/S2) with the current extensions including 10m² of additional footprint on the eastern side of the building. The Design and Access Statement submitted with the application demonstrates this clearly in the Schematic Site Plan:



On this elevation, a gap to the boundary of 1metre is retained for the manoeuvre of bins and access to the side utility door and rear garden. This gap, together with the deep setback at first floor, is considered sufficient to maintain a sense of separation from the adjacent property, no.41 Dene Road and which ensures that the extensions do not give rise to a terracing effect, in accordance with saved policy DC1.4b.

Dormer

The dormer addition to the side roof slope will be visible within the street scene.

The overall impression of the dormer is reflected in the scale of the ground floor elevations and creates a striking feature at first floor. This is expressed through its simple design with vertical lines which acknowledges the simplistic design and vertical lines of the ground and first floor windows, chimney, front door and porch.

The simple design of the side extension, gives a preview of the extended rear. This again proposes a clean linear structure, single storey with flat roof to respond to the extension on the common boundary with the adjoining property (no.45), rising to 2-storey's towards the adjacent property (no.41). The flat roofs here remove the bulk of a traditional hipped roof which also has positive implications for residential amenity.

Residential Amenity

It is considered that the proposals in this application will not harm residential amenity for the following reasons;

The extensions sit within the gardens at the side and rear on the footprint of the approved extension (108530) with only the side extension and free-standing garden room as new additions.

Saved UDP policy DC1 requires that extensions do not result in undue loss of sunlight / daylight or privacy. In this case, the rear garden is south facing which means that the rears of adjacent properties benefit from the maximum exposure to sunlight and daylight than any other orientation. Whilst some overshadowing could occur over no.41 to the east, this would only be for a limited time towards the end of the day as the sun-path travels west and would, due to the flat roof design, not be to any significant extent.

Objectors are concerned that privacy will be infringed as a result of glazing at the rear but, ground floor windows on all elevations would be contained behind fencing whilst the second floor windows at the rear overlook the rear garden as existing first floor windows do at present. Furthermore, on any approval of the application, a distance of 21metres window to window, as built, would be retained to the property immediately to the rear. It is considered that this is sufficient to mitigate against any perceived harmful overlooking opportunities.

Windows proposed on the side elevation at first floor serve a bathroom and en-suite so would be obscure glazed by way of a planning condition attached at the end of this report. The en-suite window would also be contained behind feature timber louvres to the external face of the window which provides a visual break on this elevation. The dormer towards the front of the side roof slope would have windows that overlook the roof slope of no.41 and all properties have existing windows in the side elevation at present, so no new overlooking opportunities would be created.

Concerns have also been raised about the proposed garden room which would sit perpendicular to the rear boundary. The 6.5metre long x 3.6metre wide building

proposes a green roof and elevations that are clad in the same Siberian Larch timber as the front porch. It would be sited approximately on the footprint of the existing garage with its long edge on the same boundary as the long edge of the existing garage, in the south-eastern corner of the garden.

Although it would abut the rear boundary, the maximum height of the garden room would be 3metres lowering to 2.5metres. At this height and given that a maximum boundary fence of 2metres is permissible between dwellings, neighbours sharing a boundary with the application site would at most only have sight of 1metre of sloping roof. At this height and scale, there would not be any undue loss of light from any approval of this element of the proposal.

Objections to this structure again to perceived impacts on privacy. However, as windows / sliding doors for the garden room are proposed on the north elevation (facing the rear of the house) and west elevation (facing the boundary fence of no.45) and the structure is single storey only, there are no concerns that overlooking would arise from any approval of this structure.

A similar scale garden room was also approved in the rear garden at no.45 as part of the 2014 extensions and is also considered to be acceptable in planning terms.

In terms of the amount of garden / private amenity space that would be retained on any approval of the extensions, approximately 9.5metres of garden length would be retained which is reasonable and proportionate to the scale of the proposal.

Finally, the garden room within this application could otherwise proceed under the householders' Permitted Development allowance without the need for the submission of an application for planning permission.

For these reasons, the proposed extensions are considered acceptable and would not give rise to significant harm to residential amenity in accordance with saved policy DC1 and policy DM1 of the Core Strategy.

Conclusion

The proposal seeks the determination of the Local Planning Authority for side and rear extensions. The choice of design and materials avoids a pastiche solution which can confuse the distinction between old and new. Instead, the proposal contrasts well with the existing property in a dynamic and original way and with other extensions in the local area which all demonstrate a different design interpretation.

The high quality design and materials are welcomed whilst the linearity of the design and modern materials present a strong yet integrated juxtaposition of old and new, the interface between traditional workmanship and modern techniques visually highlighting the evolution of the house into a 21st century home.

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 polices 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

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The neighbour consultation process returned 2 objections which have been taken into consideration in the assessment of the application.

Conditions to be attached to the decision

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents;

The application form and drawings numbered; 01.124.001; 01.124.002; 01.124.003; 01.124.004; 01.124.005; 02.124.001; 02.124.002; 02.124.005; 02.124.006; 02.124.007 and the Design and Access Statement received on the 26/07/2017 and:

02.124.003; 02.124.004; 02.124.005 and 02.124.008, received on the 17/08/2017.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to saved UDP policy DC1 'Residential Extensions' and policies SP1 and DM1 of the Core Strategy for Manchester.

3. No development that is hereby approved shall also commence unless and until samples and specifications of all other materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The approved materials shall then be used in the construction of the development hereby approved.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy and extant policy DC1 of the Unitary Development Plan for the City of Manchester.

4. The first floor windows on the east elevation for the WC and en-suite bathroom, 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: 117088/FH/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:

41 Dene Road Manchester M20 2TG
42 Dene Road Manchester M20 2AE
40 Dene Road Manchester M20 2AE
38 Dene Road Manchester M20 2AE
45 Dene Road Manchester M20 2TG
34 Deneford Road Manchester M20 2TD
32 Deneford Road Manchester M20 2TD
30 Deneford Road Manchester M20 2TD

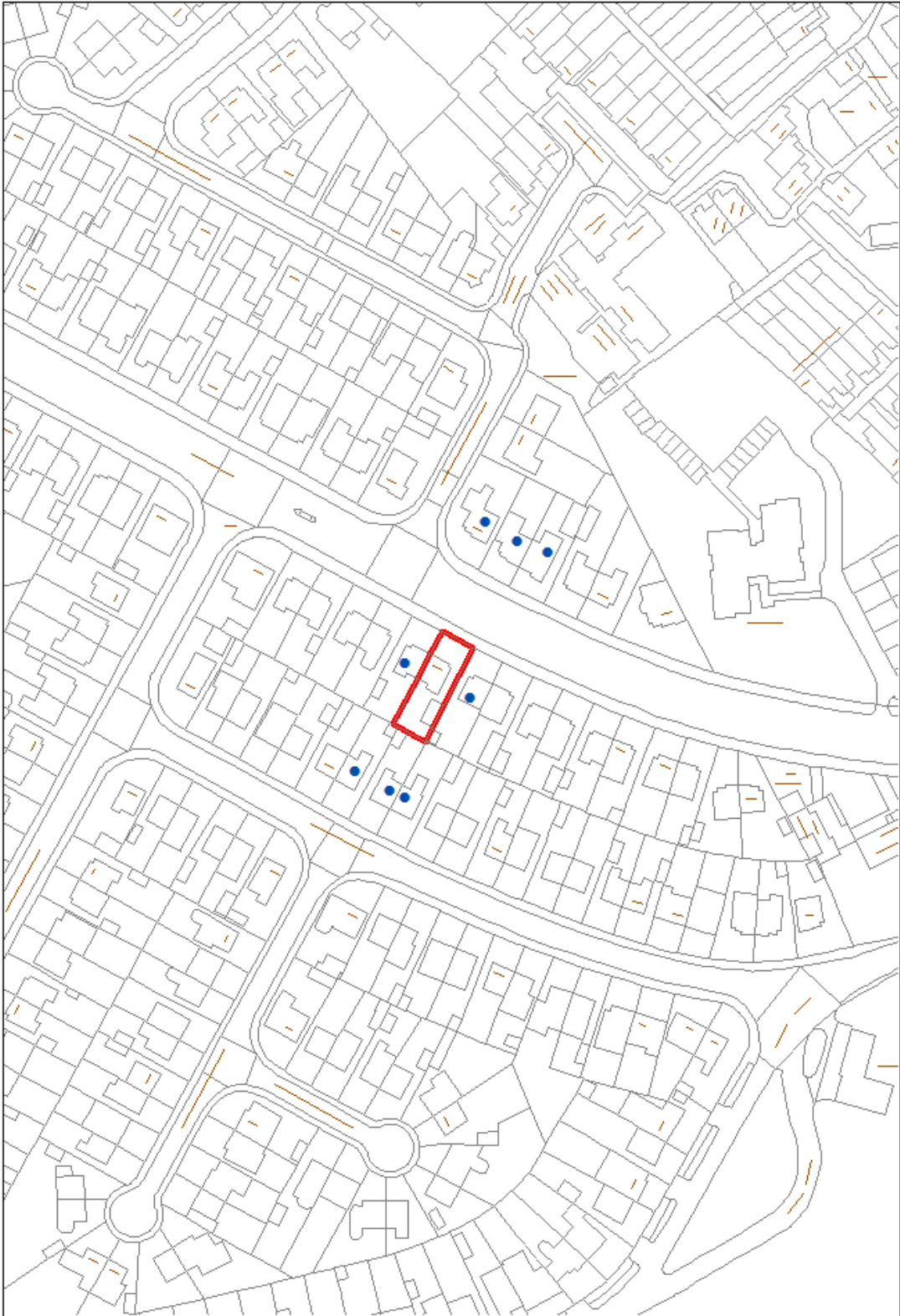
A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

32 Deneford Road, Manchester, M20 2TD
34 Deneford Road, Manchester, M20 2TD

Relevant Contact Officer : Linda Marciniak
Telephone number : (0161) 234 4636

Email : I.marciniak@manchester.gov.uk



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