

Application Number	Date of Appln	Committee Date	Ward
087751/FH/2008/S1	20th Oct 2008	12th Feb 2009	Chorlton Park Ward

Proposal Erection of a two storey rear extension and single storey side extension following demolition of rear conservatory to form double garage and additional living accommodation and erection of 1.8m high boundary wall fronting Manor Drive and Darley Avenue

Location 57 Manor Drive, West Didsbury, Manchester, M21 7QG,

Applicant Ms Mary Monson, 57 Manor Drive, West Didsbury, Manchester, M21 7QG,

Agent R L Allen Draughtsman 56 Dalton Avenue, Stretford, Manchester, M32 9TP

Description

At the last Committee meeting on 15th January 2009, Members resolved to defer the application on the basis that the applicants need to submit a site plan which illustrates that the single storey side extension is in line with existing building line of 57 Manor Drive. The drawing has not yet been received.

Issues

Visual Amenity – The initial scheme proposed a single storey side extension that sits forward of the building line by 1.7metres. The proposal is therefore contrary to the historic pattern of development in this area and consequently is detrimental to the street scene.

Conclusion

The revised scheme means that the extension is in line with the existing building line of 57 Manor Drive. It is therefore the Head of Planning's view that the amended proposal does not pose any visual disamenity and subsequently respects the historic pattern of development. In light of this the Head of Planning's recommendation remains to approve the application once the new drawing has been received.

Description

The application site relates to a large two storey detached dwelling, the area is predominantly residential in character and is adjoined with residential properties on all sides.

The character of the area is defined by a variety of house types all contributing to the character and the street scene. In the main the wider area consists of two storey semi-detached dwellings and the immediate area boasts larger period houses that are set in large grounds.

The proposal seeks the approval for a two storey rear extension and a single storey garage extension at the side of the dwelling. The proposal also includes a boundary wall. The scheme has been revised from that originally submitted.

The amendments include the reduction of the side extension from two storey to single storey and amendments to the boundary wall. A 1.8metre high wall was originally proposed, the amended scheme incorporates a 1metre high wall with 1.8metre high piers, that are 3 metres apart with wrought iron railings between them.

Consultations

Local residents were notified about the planning application, 9 letters of objections were received from 6 neighbours, the objections are summarised below:

The 2 storey extension will be out of keeping with the neighbouring developments and will overshadow, overlook and be visually intrusive when viewed from 55 Manor Drive.

The loss of the hedgerow will be detrimental to the street scene.

The proposed scheme will be detrimental to the visual amenity of the area and the street scene.

The proposed side extension is forward of the building, this is not acceptable. The side extension should be set back 1.85metres from the existing building line.

Chorlton Park Ward Councillors oppose the application on the grounds that the 2 storey rear extension will overlook the adjoining neighbours properties.

Issues

Unitary Development Plan - There are no site-specific policies relating to the application site. However, the following citywide policies are relevant to this proposal:

Policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. The matters that the Council will consider include the scale and appearance of the development and it's impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy DC1 relates to residential extensions and requires that consideration be given to various factors with particular regard given to the general character of the property and the effect upon the amenity of neighbouring occupiers.

Policy DC19.1d relates to the setting of a Listed Building and seeks to preserve and enhance the setting of such buildings by appropriate control over the design of development in their vicinity.

Regional Spatial Strategy - There are no specific policies that are relevant to this application.

Principle of the proposal - Policy DC1 states that the council will have regard to the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs. The principle of creating additional living accommodation to the existing dwelling house is considered acceptable.

Residential amenity/Visual Amenity - The principle issue is whether the proposal will result in an overbearing feature in the street scene and whether there will be any detrimental impact on the adjoining occupiers in visual terms or otherwise reduce their amenity. These issues are explored further:

Residential amenity - The two storey rear extension is more than 10 metres away from the adjoining houses it is therefore considered that the proposed rear extension will not overshadow the adjoining properties. Mature trees sit on the boundary between the application site and the adjoining properties at 85 Darley Avenue and 55 Manor Drive. The trees are taller than the proposed extension and act as a screen, in light of the natural screening provided by the mature trees it is considered that they will be no overlooking issue.

Visual Amenity - The revision to the proposal since originally submitted, has resulted in the removal of the first floor of the side extension and also sets the extension back so it is in line with the existing building line of the original house. It is considered that this reduces the impact the extension will have on the street scene. It should also be noted that single storey garage extensions to the sides of properties are common in this area.

The rear extension cannot be viewed from the street.

It is proposed that the existing hedgerow will be replaced with a boundary wall built with facing brick at 1metre high with 1.8metre high piers that are 3 metres apart with wrought iron railings between them. Neighbours have expressed concern about the loss of the hedgerow, however planning permission is not required to remove hedgerows therefore whilst we can and have made suggestions that it should be retained we can not enforce that it is retained.

The original proposal consisted of a 1.8metre high brick wall, the applicant amended the scheme in order to meet concerns about the appearance of the wall and the impact a 1.8 metre high brick wall would have on the character of area. It is considered that the proposed boundary wall will not be over dominant or have a detrimental impact on the character of the area.

Conclusion - In light of the revisions made to the original scheme it is considered the proposal does not have a significant detrimental impact on the street scene or cause any disamenity to the neighbouring properties and as such complies with the relevant Manchester Unitary Development Plan policies.

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 Unitary Development Plan, the Head of Planning 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. He 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 MINDED TO APPROVE (subject to the receipt of the revised drawing showing the garage set back)

On the basis that the proposal is in accord with the City Council's Unitary Development Plan, in particular policy H2.2 which seeks to protect the amenity of residents from the adverse impact of developments and policy DC1 which sets down the criteria to be considered in determining applications for residential extensions and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

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 unless otherwise agreed in writing by the City Council as Local Planning Authority: Drawings stamped as received by the local planning authority on 20/10/2008.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) No development that is hereby approved shall commence unless and until samples and specifications of all 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 development shall be constructed only

using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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 policy H2.2 of the Unitary Development Plan for the City of Manchester.

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: 087751/FH/2008/S1 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:

Engineering Services

55 Manor Drive, Manchester, M21 7QG
85 Darley Avenue, Manchester, M21 7QR
57 Manor Drive, Manchester, M21 7QG
84 Darley Avenue, Manchester, M21 7GG
82 Darley Avenue, Manchester, M21 7GG
28 Manor Drive, Manchester, M21 7GQ
80 Darley Avenue, Manchester, M21 7GG
78 Darley Avenue, Manchester, M21 7GG
30 Manor Drive, Manchester, M21 7GQ

Representations were received from the following third parties:

Dr David Tunbridge, 55 Manor Drive, Manchester
Mr Brian Harrison, 28 Manor Drive, Manchester.
Dr Enoch, 85 Darley Avenue, Manchester.
Mr Norman Barton, 83 Darley Avenue, Manchester.
R Lever, 53 Manor Drive, Manchester.
Mrs Margaret McMorran, 80 Darley Ave, Manchester

Relevant Contact Officer : Charenjit Kaur
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