

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
086624/FH/2008/S2	12th May 2008	24th Jul 2008	Didsbury East Ward

**Proposal** Erection of two storey side extension and single storey front extension to form additional living accommodation

**Location** 14 Mere Drive, Didsbury, Manchester, M20 6AF

**Applicant** Mr Mark Tucker, 16b Darley Avenue, West Didsbury, Manchester, M20 2XF,

**Agent** Randle White Ltd 11 Eagle Brow, Lymm, Cheshire, WA13 0LP,

### **Description**

This application relates to a north-west facing, semi-detached property within a small cul-de-sac, just off Fog Lane, within a predominantly residential area of Didsbury.

The proposal is for a two-storey side extension and single storey front extension. The side extension will be the full length of the side of the house and will be stepped in order to maintain a sufficient gap to the side boundary, at its closest point being 0.85 metres from the boundary. The roof of the extension will be dropped down from the roof of the original house by 0.2 metres and will have a hipped roof.

The single storey front extension would project by 1.5 metres and would have a mono pitch roof being 2.6 metres at its highest point. It is also proposed to have a single storey bay window to the rear of the property that would be 2.1 metres in height and would be 3 metres away from the common boundary with the adjoining neighbour.

### **Consultations**

Local Residents - 8 letters of objection have been received from 6 local residents for this application. The comments can be summarised as follows:

- i) Object on the basis of the appearance of the property in relation to the rest of the properties on the avenue
- ii) As a semi detached house it will be totally out of balance with the adjoining property
- iii) As a rented property this extension will result in even more cars being parked on the avenue. The avenue is already inaccessible on many occasions. As no 14 only has enough space to park one car off road this there really isn't any space on the avenue itself for more vehicles
- iv) The front of the house should remain looking similar to the other 6 houses on the street, as such the development of the front of the property will not be in keeping with the character of the street and aesthetically will create an eyesore.

v) Loss of house price value

vi) Concerns that the room marked as store on the plans would be used for business

vii) The property is a let property and as such there are significant issues with parking congestion and noise emanating from that property due to loud behaviour and parties in the night

viii) The property is not a family home but a rental home with 3 separate occupants living there at once which would be increased to at least 4 should this application be passed

ix) Should this be approved the amount of off street parking would diminish further

### **Issues**

#### Unitary Development Plan

The statutory adopted plan for this area is the Unitary Development Plan for the City of Manchester (adopted 1995) (UDP). There are no site-specific policies related to the site within the plan. There are, however, relevant policies related to the proposal. These are policies H2.2, DC1.1, DC1.2, and DC1.4. These policies seek to safeguard the residential and visual amenities of occupiers of existing properties and to maintain the character of existing areas.

Policy H2.2 states that the Council will not allow development which has an unacceptable impact on residential areas in terms of the scale and appearance of the proposal.

Policy DC1.1 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 on 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 within the streetscene, and the effect of the loss of any on-site car parking.

Policy DC1.2 states that extensions to residential properties will usually be allowed subject to the extension not being excessively large or bulky, not creating an undue loss of sunlight, daylight or privacy, not being out of character with the streetscene, and not resulting in the loss of off-street car parking.

Policy DC1.4 states that 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.

Guide to Development in Manchester: Supplementary Planning Document - The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

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

Principle - The principle of extensions in this location is considered to be acceptable. The property is situated in a residential area that is surrounded by other dwelling houses. The issues that need to be considered are the impact on the appearance of the street scene and on the residential amenity of the surrounding properties.

Visual Amenity/Residential amenity - The principle issues are whether the proposal will result in an overbearing appearance in the street scene and whether there will be any detrimental impact on the adjoining occupiers in visual terms or in any other way that may reduce their amenity.

The proposed two storey extension is both set back from the front of the property at first floor level and set down slightly from the ridge line of the existing house. It is therefore considered that this, together with the gap to the boundary will prevent any overbearing impact on adjacent properties and ensure the subservience of the extensions to the existing property, thereby respecting the character of the street scene.

Parking - Concerns have been raised about the levels of car parking at the site following the building of the extensions. The proposal includes the provision of one off road space on a driveway to the front of the property and this is considered to be acceptable for a single dwellinghouse.

Materials- Would match those of the existing property, and would be covered by a condition attached to any consent granted.

Let shared house - Whilst it is acknowledged that the creation of a further bedroom would increase the number of rooms within the house that could be potentially 'let', the use of the house as a 'let' property is not considered to be a material change of use. The property would still be maintained as a single family type dwelling house regardless of whether the individuals living there are related or not, they would still be sharing a living room, bathrooms and kitchen.

**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 APPROVE**

On the basis that the proposal is in accord with the City Council's Unitary Development Plan in particular policies DC1 and H2.2 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: 08-003(PL)100, 08-003(PL)101 and 08-003(PL)200 8th May 2008

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC1 and 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 DC1 and 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: 086624/FH/2008/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:**

86 Fog Lane, Manchester, M20 6AG  
8 Beaver Road, Manchester, M20 6SR  
2 Mere Drive, Didsbury, Manchester, M20 6AF  
4 Mere Drive, Didsbury, Manchester, M20 6AF  
6 Mere Drive, Didsbury, Manchester, M20 6AF  
8 Mere Drive, Didsbury, Manchester, M20 6AF  
10 Mere Drive, Didsbury, Manchester, M20 6AF  
12 Mere Drive, Didsbury, Manchester, M20 6AF  
82 Fog Lane, Manchester, M20 6AG  
88 Fog Lane, Manchester, M20 6AG  
90 Fog Lane, Manchester, M20 6AG  
92 Fog Lane, Manchester, M20 6AG  
94 Fog Lane, Manchester, M20 6AG  
2 Beaver Road, Manchester, M20 6SR  
4 Beaver Road, Manchester, M20 6SR  
6 Beaver Road, Manchester, M20 6SR  
12 Greenacres Drive, Burnage, Manchester, M19 1SB

**Representations were received from the following third parties:**

M Hayward, 2 Mere Drive, Didsbury, Manchester, M20 6AF  
Bernadette Foley, 4 Mere Drive, Didsbury, Manchester, M20 6AF  
Maria Regan, 6 Mere Drive, Didsbury, Manchester, M20 6AF  
Doris Lucas, 8 Mere Drive, Didsbury, Manchester, M20 6AF  
Mrs Vera Short, 10 Mere Drive, Didsbury, Manchester, M20 6AF  
Frances Lawlor, 12 Mere Drive, Didsbury, Manchester, M20 6AF  
Mr Christopher D Lucas, 12 Greenacres Drive, Burnage, Manchester, M19 1SB

**Relevant Contact Officer :** Melanie Tann  
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**Email :** m.tann@manchester.gov.uk