

Application Number 18/00983/FUL

Proposal	Full planning permission for the erection of a 2 storey side extension and a single storey rear extension (amended).
Site	5 Bankfield Avenue Droylsden
Applicant	Mr Chris Cooney
Recommendation	Approve, subject to conditions
Reason for report	A Speakers Panel decision is required because the applicant is a relative of an elected Member (Cllr Ged Cooney).

REPORT

1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks full planning permission for the erection of a 2 storey side extension and a single storey rear extension to the dwelling.
- 1.2 The scheme has been amended to remove the first floor rear extension proposed in the original submission and to redesign the proposed side extension, following concerns expressed by officers with regards to the impact of the original submission on the residential amenity of neighbouring properties (particularly those to the west of the site fronting Sunnyside Road but also the adjoining neighbouring property at 6 Bankfield Avenue).
- 1.3 The rear extension would project approximately 2.45 metres from the rear elevation of the existing dwelling and would span the full width of the property. The main body of the proposed side extension would have a width of 4 metres, tapering to 2.35 metres on the front elevation, following the angle of the splayed common boundary with the property at 4 Bankfield Avenue. The side extension would match the ridge and eaves height of the host property and would follow the pitched roof design of the existing property. The front elevation of the proposed side extension would be set 2.29 metres behind the front elevation of the host property.

2. SITE & SURROUNDINGS

- 2.1 The application site is a brick built two storey dwelling with a tiled roof which forms the southern end of a terrace for 3 units and the western end of Bankfield Avenue in Droylsden. There is a neighbouring property adjoining to the northern elevation of the site (no.6 Bankfield Avenue) and the neighbouring property at no.4 is orientated so that the corresponding gable elevation is at 90 degrees from the gable elevation of the application site. The common boundary between the properties is splayed to reflect the difference in orientation. The rear elevations of the properties to the west (facing Sunnyside Road) face the rear boundary of the application site

3. PLANNING HISTORY

There is no planning history on the site that is relevant to the determination of this planning application.

4. RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation Unallocated

4.2 Part 1 Policies

1.5: Following the Principles of Sustainable Development.

4.3 Part 2 Policies

H10: Detailed Design of Housing Developments

OL10: Landscape Quality and Character

T10: Parking

C1: Townscape and Urban Form

N3: Nature Conservation Factors

N4 Trees and Woodland

N5: Trees Within Development Sites

U4: Flood Prevention.

U5: Energy Efficiency

4.4 Other policies

Greater Manchester Spatial Framework - Publication Draft October 2016

Residential Design Supplementary Planning Document

Trees and Landscaping on Development Sites SPD adopted in March 2007.

4.5 National Planning Policy Framework (NPPF)

Section 2: Achieving sustainable development

Section 12: Achieving well designed places

Planning Practice Guidance (PPG)

4.6 This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5. PUBLICITY CARRIED OUT

5.1 Neighbouring properties were notified by letter, in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

6. RESPONSES FROM CONSULTÉES

6.1 Borough Environmental Health Officer (EHO) – no objections raised to the proposals

6.2 Local Highway Authority - no objections raised to the proposals.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 1 objection was received in relation to the original submission from the occupants of no.6 Bankfield Avenue, raising the following concerns (summarised):

- The scale and massing of the proposed 2 storey rear extension would result in a loss of light to the habitable room windows on the rear elevation and overshadow the rear garden area of the property at 6 Bankfield Avenue to the extent that would be detrimental to the residential amenity of that property.

Nb. Neighbours were re-notified following the receipt of amended plans. No further responses were received following that re-consultation exercise.

8. ANALYSIS

- 8.1 The key issues to be assessed in the determination of this planning application are the impact of the proposals on the residential amenity of neighbouring properties and on the character of the site and surrounding area.

9. RESIDENTIAL AMENITY

- 9.1 The original submission proposed the erection of a two storey extension along the full width of the property. The extension would have reduced the separation distance between the rear elevation of the property and the corresponding elevations of the neighbouring properties to the west of the site to approximately 12.5 metres.
- 9.2 Policy RED2 of the Residential Design Guide (RDG) requires a separation distance of 19 metres to be retained between the rear elevation of a proposed 2 storey extension and the corresponding elevation of an un-extended dwelling. Where the neighbouring property has an existing extension, the separation distance required reduces to 14 metres. None of the affected neighbouring properties that have that relationship with the application site have been extended at first floor level. The existing separation distance is approximately 15 metres and therefore it is considered unreasonable to apply the 18 metre separation distance in this case.
- 9.3 However, the original submission would still have contravened the lower measurement in the guidance, with the separation distance between the corresponding elevations reducing to approximately 12.5 metres. This resulted in concern regarding the impact of the original submission on the amenity of those neighbouring properties. Furthermore, the northern elevation of the proposed two storey rear extension would have extended to the common boundary with no. 6 Bankfield to the north of the site. The close proximity and extent of the projection of that element of the scheme led to concerns regarding potential loss of light to the rear elevation of that property.
- 9.4 The amended scheme has reduced the proposals to single storey in height where the extension projects beyond the rear building line of the existing property. Given the height of the boundary treatment on the common boundaries of all of the neighbouring properties and the fact that the 12.5 metre separation to be retained to the properties to the rear, it is considered that the amended proposals would not result in unreasonable overlooking into or overshadowing of those neighbouring properties.
- 9.5 Whilst the proposed rear extension would project beyond the rear elevation of the existing single storey extension on the rear elevation of no. 6 Bankfield Avenue, the extent of the additional projection would not be sufficient to result in unreasonable overshadowing of that neighbouring property, following the deletion of the first floor element of the proposals.
- 9.6 In relation to the two storey side extension, the design of this element of the proposals has been influenced by the splayed nature of the common boundary with no. 4 Bankfield Avenue. The front elevation would be approximately 1.5 metres from the common boundary, extending to approximately 4.1 metres at the rear. There would be one window at ground floor level in the side elevation of the extension, with no openings at first floor level on that elevation. The ground floor opening would be a secondary window to the living room and it is therefore reasonable to require this to be obscurely glazed. This requirement

can be secured by condition to prevent unreasonable overlooking across the common boundary.

- 9.7 There are window openings in the corresponding elevation of 4 Bankfield Avenue but these are treated with obscured glazing and therefore any loss of light to those windows would not result in an adverse impact on the residential amenity of that property.
- 9.8 Following the above assessment, it is considered that the proposals would not result in a detrimental impact on the residential amenity of any of the neighbouring properties.

10. CHARACTER

- 10.1 Whilst the main body of the proposed extension would be greater than half of the width of the host property, the front elevation would be set back a significant distance behind the front elevation of the existing dwelling and the bulk of the front element would be reduced by the splayed design. The proposed side extension would match the eaves and ridge height of the host property and would follow the hipped roof design of the existing property.
- 10.2 The extension would significantly reduce the gap between the host property and no. 4 Bankfield Avenue. However, given that the extension would be set more than 2 metres back from the front elevation of the existing property, the reduction in space would not translate into an overbearing impact on the character of the streetscene as the original building line would remain prominent in public views.
- 10.3 The proposed rear extension would span the full width of the existing property and the proposed side extension. However, as this element of the scheme has been amended to be single storey in height, it is considered that neither this extension nor the proposals when taken cumulatively would have an adverse impact on the character of the host property.
- 10.4 Following the above assessment, it is considered that the proposals would not result in an adverse impact on the character of the host property or the surrounding area

11. OTHER MATTERS

- 11.1 The existing property does not benefit from in-curtilage parking and so the proposed development would not result in a loss of off-street parking provision on the site. The modest size of the additional accommodation would not result in an increase in parking demand associated with the property to the extent that would have a demonstrably harmful impact on highway safety.

12. CONCLUSION

- 12.1 Following the above assessment, it is considered that the amended proposed development would not result in an adverse impact on the residential amenity of neighbouring properties, the character of the host property or the surrounding area, or highway safety. The amended proposals are therefore considered to comply with the relevant national and local planning policies quoted above.

13. RECOMMENDATION

Grant planning permission subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the following approved plans:

Site location plan and proposed floor/roof plans (Plan ref. MC-65-01 Rev. C3)

Amended proposed plans (Plan ref. MC-65-02 Rev. C3)

3. The materials to be used in the construction of the external surfaces of the development hereby approved shall match in type, colour and external appearance the external construction materials of the existing dwelling at 5 Bankfield Avenue, Droylsden on the date of this notice and shall be retained as such thereafter.
4. Prior to the first occupation of the extension hereby approved, the ground floor window in the south eastern elevation of the extension shall be fitted with obscured glazing (to meet Pilkington Level 3 in obscurity as a minimum) and shall be non-opening below 1.7 metres above the internal floor level of the room that it serves. The development shall be retained as such thereafter.