

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132843/FH/2022

Date registered valid: 4 February 2022

Proposal: Erection of extension to kitchen to increase eaves height and installation of new flat roof with associated lantern rooflight

Address: 13 Fairway Avenue, Manchester, M23 9JP

Ward(s): Brooklands Ward

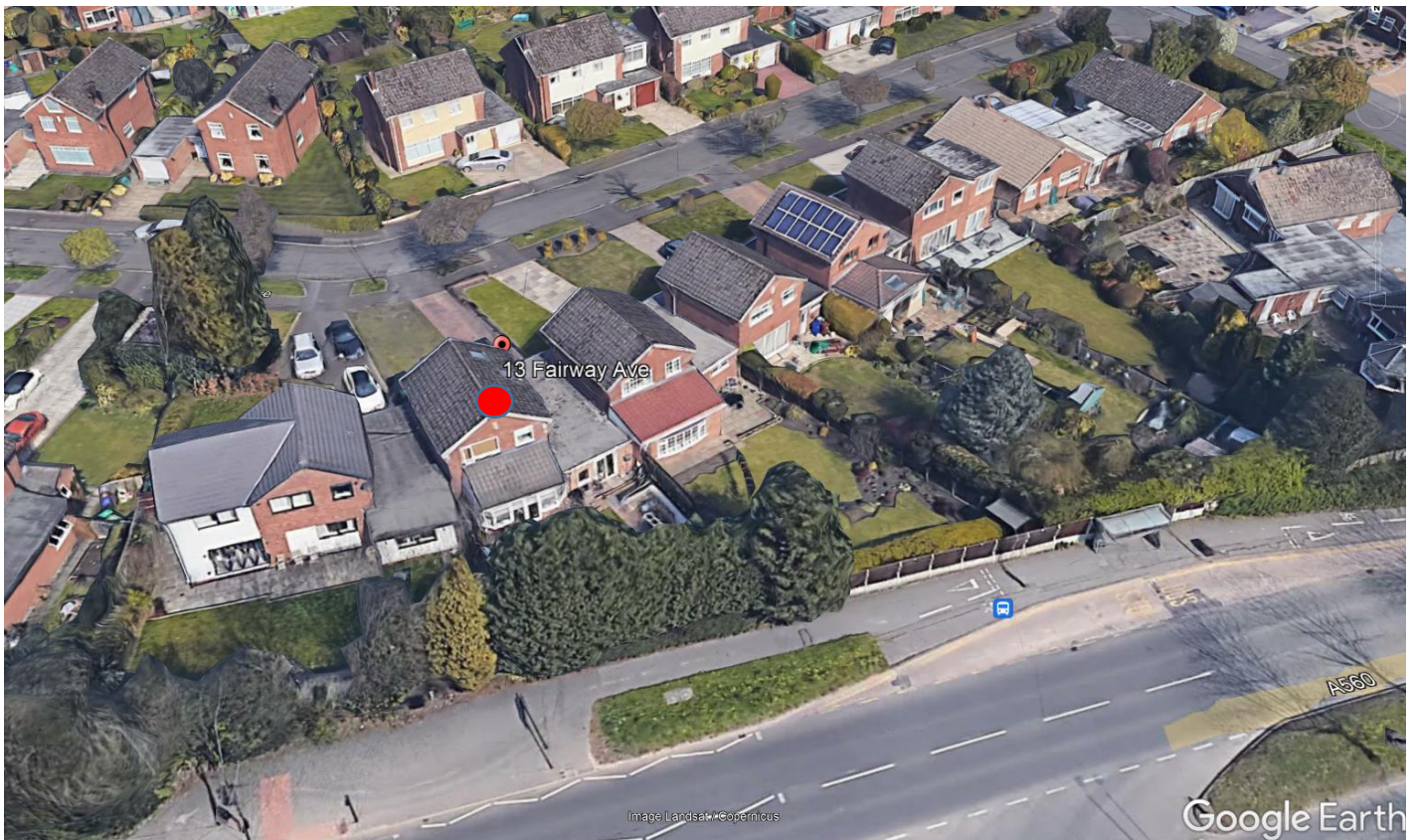
Applicant: Mr & Mrs James Christou, 13 Fairway Avenue, Manchester, M23 9JP

Agent (if any): Mr Gary Hill, Gary Hill Designs, 87 Leigh Road, Manchester, M28 1LG

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30th March 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	29 th March 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 9 February 2022 Expired: 2 March 2022
Site notice	No site notice has been produced
Press advert	No press advert had been published
Departure from Development Plan:	No
Environmental Statement:	Not required

Description of site/building

The application property is a detached 1960/70s two storey residential property that is interlinked with similar styled properties to either side by virtue of single storey attached garages. The application property has converted their garage space into additional living accommodation utilising permitted development rights to undertake such works. The property to the right has extended at two storeys to its side and also has a ground floor front extension across the front of the property.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character surrounded by similar type properties.

Description of development

The application proposals are for the erection of extension to kitchen to increase eaves height and installation of new flat roof with associated lantern rooflight

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There has been one letter of objection relating to this proposal. Summary of comments as follows:

- The applicant has completed the forms to say that work has started but has the incorrect start date
- The applicant has specified built up felt for materials in the forms, timber and boards have been used, no felt or roof has been added yet
- The roof insulation is not suitable for a flat roof
- Noise insulation and fire retardant should be applied as it is attached to an adjoining wall
- The block plan shows a row of houses and does not differentiate between single and two storey
- The development will be intrusive due to height
- Roof lantern shown on plan as being central, this is not the case as built on site, much more closer to shared boundary
- Plans and elevations do not show the impact of the proposal on the neighbouring property as the plans only show the applicants property
- Height of the roof will rise by 50%
- The drawings do not show the length, width or height of the proposed roof light
- The drawings do not show the distance of the roof window from the outside walls of the properties at either side or from the first floor windows
- I have received no notice of works which have already started on the site
- The properties are detached with some linked garages, some have been converted into living accommodation and retained roof height
- There is previous history relating to building control and changes made to the existing garage
- Internal noise from the kitchen will impact on neighbouring property due to proximity
- Light from the roof light will impact on window of neighbouring property
- Impact on privacy as view from neighbouring property can see into roof light
- 12 link detached properties along Fairway Avenue and no other properties have raised roofs
- The work can be viewed from the front and set a precedent for other properties in the area leading to a detrimental impact
- Already undergone development to the site, garage extension, rear conservatory, velux windows, leading to overdevelopment of the property

Cadent – Information has been forwarded to the applicants to notify them of the specifications of carrying out works within close proximity to pipelines.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles

- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There is one previous planning applications relating to this site as follows:

131611/FH/2021 - Application Approved - 04.11.2021 for the erection of a single storey front extension to form additional living accommodation

Residential Amenity

Concerns have been raised with regards to the wrong start date on the completed the forms incorrect materials, timber and boards have been used, no felt or roof has been added yet. The roof insulation is not suitable for a flat roof. Noise insulation and fire retardant should be applied as it is attached to an adjoining wall. The block plan shows a row of houses and does not differentiate between single and two storey, the development will be intrusive due to height and the roof lantern shown on plan as being central, this is not the case as built on site, much more closer to shared boundary. The plans do not show the impact of the proposal, the height of the roof would raise by 50%.

The applicant is proposing to raise the roof as part of the changes maintaining a flat roof appearance to the roof on the side elevation. This would measure an increase in height by 60cm approximately with an additional height of approximately 70cm provided by the roof lantern. The overall increase in height would be 1.3m approximately. Although the roof would be visible within the street scene only marginally, it is not considered that the introduction of addition roof height would provide visual harm to the adjacent or surrounding properties in the area.

The raising of the height of the roof would be more noticeable from the rear, however given the distance of residential properties opposite to the rear, this is not considered to provide any significant impact in terms of visual amenity. In addition, and given the relationship to the adjacent property particularly as there is a single storey rear extension on no. 11 Fairway Avenue, the footprint is not considered to create a bulky or disproportionate scale addition to the property.

Further concerns were raised in relation to overlooking and loss of privacy. Given that the roof light would be positioned at a single storey level only within the roof space, it is not considered that there would be any overlooking or loss of privacy afforded by the position of this window.

Overall, it is considered that the introduction of additional roof would be minimum in terms of impact within the street scene. The proposal therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and Massing

In context to the existing property the raising of the roof is acceptable. The scale and massing of the proposal is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extension would not present an unusual feature in the immediate area and due to the existence of other extensions to a variety of house types in the immediate area, the size of the extension is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use materials to match the existing property as specified in the application form. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse Storage

The proposed development does not impact on the refuse storage arrangements for the property.

Parking

The existing car parking arrangements are unaffected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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 a right to a fair hearing and to this end the local planning authority 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 Director 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 recommendation given is proportionate to the wider benefits of 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

Positive and proactive working 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

Received on 4th February 2022 numbered 2 Proposed Plans and Elevations

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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

15 Fairway Avenue, Manchester, M23 9JP
11 Fairway Avenue, Manchester, M23 9JP
8 Fairway Avenue, Manchester, M23 9JP
10 Fairway Avenue, Manchester, M23 9JP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH