

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 132999/FH/2022

**Date registered valid:** 21 February 2022

**Proposal:** Erection of a single storey rear extension to form additional living accommodation

**Address:** 14 Wallace Avenue, Manchester, M14 5HH

**Ward(s):** Rusholme Ward

**Applicant:** Mr Darrell Kerr 14 Wallace Avenue, Manchester, M14 5HH

**Agent (if any):** Mr Ian Birchall IPB Architecture 9 Kendal Grove, Manchester, WN7 4ES

**Case officer:** Janet Lawless  
Tel: 0161 234 4535  
Email: [janet.lawless@manchester.gov.uk](mailto:janet.lawless@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 12 April 2022

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 8<sup>th</sup> April 2022

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 28 February 2022 Expired: 21 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 property that is the subject of this householder application is a brick built 2 storey mid terraced property. It is in use as a single family dwellinghouse and is identified as 14 Wallace Avenue in the Rusholme ward of the City. The property has a floor to ceiling bay to the front with an extended decorative canopy that runs across all of the terrace at eaves level. The properties sit to the back of the pavement to the frontage with a small stepped recessed entrance to the front. There is no vehicular access, with the parking being reliant upon on street provision.

There is a rear yard, which is accessed from the alleyway, the boundaries to which are brick built with coping stones on top and are approximately 1.5 m high. The footprint of the property is 'L' shaped with the original 2 storey outrigger which is common to all the properties within the row.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

The remainder of the area is predominantly residential in nature, with properties of the same age and style as the property that occupies the proposal site. At the head of Wallace Avenue it meets with Dickenson Road, at this point Dickenson Road is predominantly residential, with a small amount of commercial interspersed. There is a good sustainable transport network within the area.

## **Description of development**

The proposal is for the erection of single storey rear extensions comprising of an infill extension along the boundary with number 16 Wallace Avenue. The infill extension would be 3.6m wide and would have a mono-pitch roof with the eaves being the lowest point along the boundary

with number 16 Wallace Avenue. It would project out from the rear of the property by 5 m . There would be a gap retained to the rear boundary with the alleyway together with the yard area to the rear of the existing outrigger. The materials would match those of the existing property and would be the same in appearance as other single storey rear extensions within the immediate area, some of which extend right up to the rear boundary walls.

It is proposed to install glazed double doors within the rear elevation of the existing outrigger which serves the large kitchen area, with a door and a window in the rear elevation of the proposed extension. This would look out over the applicants own garden area. There are no windows in either of the side elevations. The extension would create additional living accommodation in the form of a dining room to give an open plan kitchen, dining room and living room to the ground floor. The materials to be used would match those of the existing property.

## **Consultations & Notification Responses**

Local Residents were informed- no representations have been received

## **Issues**

For reasons to be outlined below, it is considered the proposal accords with these policies.

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM 1, 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:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o 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.
- o 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.

Policy SP1 'Spatial Principles' which 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.

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.

### Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o 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:

- o 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);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o 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;

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

### **Principle of the Proposal**

The principle of extending a residential property in a residential area to provide additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

### **Residential Amenity**

The application site comprises a two- storey terraced property within a predominantly residential area. It is located in the Rusholme ward of the City. The site is bounded to the rear by a high brick wall which backs onto an open- ended alleyway, shared with properties on Moon Grove.

The proposed single storey rear extension whilst of a good size retains subservience to the host property. There is a high boundary wall between the properties to either side of the proposal site, and it is the additional height above the existing boundary that must be taken into consideration and its impact on the neighbouring properties. The infill extension would not extend upwards much beyond the boundary wall having been designed with the lowest point of the eaves along the common boundary with number 16 Wallace Avenue. There are no windows proposed in the side elevation with either number 12 or number 16 Wallace Avenue, with the windows being proposed in the rear of the existing and proposed elevations looking out over the applicants' own garden area. As such there would be no issue arising from overlooking along these elevations given the height of the brick boundary wall between the 2 properties.

The materials to be used would match those of the host property. The proposal poses no detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

It is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

### **Siting, scale and massing**

The projection of the single storey rear extension would project beyond the existing original outrigger, however, stops short before the rear wall. The return wall then joins up with the inside wall of the original 2 storey outrigger, retaining the 'L' shape of the building. It would be on the line of the common boundary and as a mono-pitch roof it reduces the height scale and massing at its point closest to the neighbouring property number 16 Wallace Avenue. As a mid-terraced property and backing on to a wide ungated alleyway and the rear of the terraced properties on Moon Grove, the single storey extension, could not be readily seen from within the street scene.

The proposals have been sited and designed to ensure that they remain modest additions and at single storey remain subservient to the original dwelling house, are not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and DC18 and accords with Core Strategy policies DM1 and EN3 of the Core Strategy.

### **Design and appearance**

The design of the proposals would complement the original aesthetic of the property with matching materials. The original features have been retained and the size and scale ensures that the additions remain subservient to the main dwellinghouse. It is considered that the proposals are acceptable in terms of design and appearance and would not adversely impact upon either the property itself or on the character of the area within which it is located.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN3 and in general the design is considered acceptable.

### **Disabled access**

Not applicable

### **Bins**

The bins are currently stored within the rear yard, and this will remain the situation post development.

### **Parking**

Car parking is not affected by this proposal.

### **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**

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case no significant issues have arisen during the consideration of this application and the application has been determined in a timely manner and in line with both national and local policies. Appropriate conditions have been attached to the permission granted.

### **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:

A3-01 Location Plan

A3-02 Site Setting Out Plan

A1-02 Proposed Floor Plans and Elevations

All received 21st February 2022

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 of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, including the mortar and patching in.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

## **Appendix 1 – List of consultees & neighbours notified**

16 Wallace Avenue, Manchester, M14 5HH  
12 Wallace Avenue, Manchester, M14 5HH  
5 Moon Grove, Manchester, M14 5HE

## **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  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Area Team Boundary - Name: SOUTH