

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131463/FH/2021

Date registered valid: 15 September 2021

Proposal: Erection of a single storey rear extension and conversion of carport to living accommodation following demolition of garage.

Address: 25 Glendale Avenue, Manchester, M19 1EH

Ward(s): Burnage Ward

Applicant: Mr Tahir Mehmood, 25 Glendale Avenue, Manchester, M19 1EH

Agent (if any): Mr Talat Zeria, HSH Engineering Design Service, 428 Cheetham Hill Road, Manchester, M8 9LE

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 February 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 October 2021

Standard consultations: Printed: 22 September 2021 Expired: 13 October 2021

Neighbour notifications: Printed: 22 September 2021 Expired: 13 October 2021

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick and cream render with a hipped roof and an existing front porch, two storey side extension with car port at ground floor (F15973 approved in 1981) and single storey rear extension. The plot includes a front garden, driveway and rear garden containing a single storey outbuilding.

Description of area

Glendale Avenue, located within Burnage, is residential in nature and is characterised by similar family dwellinghouses arranged in semis. The area benefits from its proximity to Mauldeth Road train station and the shops, eateries and services along Kingsway.

Description of development

The applicant is seeking permission to extend the existing rear extension, following the demolition of the outbuilding, and infill/convert the carport to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – One neutral comment received, stating they accept the proposal so long as their privacy is not affected.

Flood Risk Management – Requested a flood risk statement and suggested informatives. The informatives have been attached, however the statement was considered onerous for a

householder given the floor levels were shown as level with existing (340mm above external ground level).

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving Well-designed Places

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

Issues

Principle – The principle of building a single storey rear extension and converting a carport to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey extension would be sited at the rear, facing west, projecting from the existing extension. It would project 3m beyond existing (creating a total depth of 5m), with a width of 8.8m and a flat roof height of 2.8m. It would be sited on both side boundaries (shared with No's 23 and 27). The outbuilding would be demolished to make way for this and the existing brick carport would be infilled and converted to create additional habitable rooms on the ground floor. The rearward projection exceeds the limit stipulated within policy DC1 (3.65m) by 1.35m, however, as the height and siting accord with the GPDO and it is less than 6m in depth, similar could be built under the Larger Homes Extension scheme if no objections were received, which is the case for this application, hence the siting, scale and massing of the proposal is considered acceptable.

Appearance and visual amenity – The extension would be built of brickwork and uPVC to match the existing dwellinghouse, which has been conditioned, along with a flat GRP roof containing two glazed roof lanterns. The rear elevation would contain a set of French doors opening onto the garden and a kitchen window, whilst both side elevations would be blank. The proposal is standard in design and would be in-keeping with the residential extensions in the area. Sited at the rear, the extension would not be visible from a public highway and therefore would not feature within the street scene, hence the character of the area should not be harmed by these works. The conversion of the carport would entail a window and matching brickwork within front elevation at ground floor, which would be in-keeping with the character of the property also. Therefore the appearance is acceptable and its impact upon visual amenity is considered minor.

Residential amenity – The proposal shouldn't unduly impact upon neighbouring occupiers' view, light or privacy, due to its height and siting. These rear gardens face west and therefore benefit from direct sunlight in the evening. Following these works No.27 would lose afternoon sun to their dining room rear window, but given how much will still reach the rear elevation and garden in the evening, it is not deemed a significant loss, particularly when taking into consideration the existence of a historic 2m extension along the boundary, the low height of the proposal and the scale of the gardens. It is also worth noting that the fallback position could be a 6m extension along this boundary, with a much higher roof height, under the Larger Homes Extension scheme. There is no glazing proposed for the side elevations facing neighbouring properties therefore the surrounding occupiers' privacy should not be impacted. In addition to this, no objections were received from the local residents notified of the development, hence the proposal is considered acceptable in terms of impacts upon residential amenity.

Refuse – As access to the rear would be lost, the agent was asked to provide details of a bin store to allow bins to be kept within the front garden/driveway. These details were received and have been conditioned, pursuant to policy DM1.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawing numbered '05 Rev D', stamped as received by the City Council as Local Planning Authority on the 8th February 2022 and the revised drawings numbered '3 Rev E', '4 Rev E' and '6 Rev C' stamped as received by the City Council as Local Planning Authority on the 9th February 2022.

Reason - To ensure 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 used in the construction of the existing building in colour, style and texture, as specified on the submitted application form.

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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Prior to occupation of the development, the bin store shall be installed in accordance with drawing '6C', stamped as received by the City Council as Local Planning Authority on the 9th February 2022. The bin store shall be in place before the first use of the extension hereby permitted and shall thereafter be retained and maintained in situ.

Reason - To ensure an appropriate location for the refuse storage pursuant to policy SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. Flood Risk Management recommend considering green SuDS components to mitigate for any loss of permeable area.

The applicant should also sign up for EA flood warnings.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

27 Glendale Avenue, Manchester, M19 1EH
28 Hembury Avenue, Manchester, M19 1FH
26 Hembury Avenue, Manchester, M19 1FH
24 Hembury Avenue, Manchester, M19 1FH
28 Glendale Avenue, Manchester, M19 1FF

26 Glendale Avenue, Manchester, M19 1FF
23 Glendale Avenue, Manchester, M19 1EH

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH