

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 132904/FH/2022  
**Date registered valid:** 10 February 2022  
**Proposal:** Erection of a single storey side and rear extension to form additional living accommodation  
**Address:** 31 Victoria Avenue, Manchester, M20 2QX  
**Ward(s):** Didsbury West Ward  
**Applicant:** Gabrielle Higham, 110 Old Lansdowne Road, Manchester, M20 2NY  
**Agent (if any):** Mr Paul Cox, 110 Old Lansdowne Road, Manchester, M20 2NY  
**Case officer:** Linda Marciniak  
Tel: 0161 234 4636  
Email: [linda.marciniak@manchester.gov.uk](mailto:linda.marciniak@manchester.gov.uk)  
**Recommendation:** Approve  
**Date of recommendation:** 6 April 2022



## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 5 April 2022

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 15 February 2022 Expired: 8 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 site is a 2-storey plus basement Edwardian semi-detached dwelling situated on the western side of Victoria Avenue in the Didsbury West ward.

The red brick dwelling is situated in a rectangular garden plot with access along the north side to the rear garden. An original box bay window is located approximately half-way along the side elevation where access down to the basement and a side door and kitchen window are also found.

There is no in-curtilage parking associated with the site and bins are stored at the side forwards of the bay window.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

The site lies within a residential area north of Eversley Road and south of Barlow Moor Road. Didsbury District Centre is situated a short distance away to the east.

## **Description of development**

Erection of a single storey side and rear extension to form additional living accommodation.

The proposal is for an extended lounge and kitchen with log burner.

## **Consultations & Notification Responses**

8no. neighbours were notified of the application. No comments were received.

## **Issues**

The application is subject to assessment against the following policies within the Development Plan:

Saved UDP policy DC1

Core Strategy policies DM1 and SP1

### *Principle*

The application seeks extensions to a residential property in a residential area. Saved UDP policy DC1 makes provision for people to extend their homes and Class E of the Town and Country Planning (General Permitted Development) Order enables outbuildings of this type to be completed provided the conditions and limitations of this class are met. There are no objections to the principle of the development subject to acceptable impacts on residential and visual amenity.

### *Issues*

#### *Residential Amenity*

The side and rear extensions will have an acceptable impact on residential amenity. Considering the side extension first, it has a width of 1-metre which is no wider than the width of the bay window and does not propose additional windows facing the side of No.33, the semi to the north which has habitable room windows facing. The original facing box bay window remains. As a result of any approval, the second facing window serving the kitchen will be replaced with the brick elevations of the extension, so the potential overlooking opportunities are actually reduced in this proposal.

A gap to the common boundary with No.33 of 1.12 metres is retained which provides some relief from the brick elevations. It is noted that the facing bay window at this property is secondary in this house type to the main front bay window. As such, the main living space will not be subject to unacceptable losses of light.

At the rear, the extension projects 3-metres off the original rear elevation and has a height to a flat roof of 3.3-metres. No.29, the adjoining semi has a similar depth extension with sloping monopitch roof that sits on the party boundary. The relationship between the existing and proposed extensions will therefore be satisfactory with no loss of existing levels of amenity.

A flue for a wood-burning stove is also proposed on the side elevation. This sits further towards the rear and terminates above the level of the deep sloping rear roof. There are no concerns regarding fume emissions in close proximity to windows as a result of the siting of the flue.

Similarly, the roof of the side extension which is for an open-plan lounge/dining/kitchen, proposes clerestory strip rooflights along most of its length. These are sited over 1-metre from the common boundary with No.33 and so meet Building Regulations requirements for reducing fire risk from the siting of kitchen windows.

#### *Visual Amenity*

The extensions have an acceptable impact on visual amenity. From the front elevation, there will be little obvious difference due to the modest width which responds to the width of the original bay window. It forms an extension off the rear-facing elevation of the box bay window which means that there will be some visibility of the extension when viewed on approach from the north. However, against the robust design of the front elevation and given its siting part way

along the side, there is be no risk that any of the original character of the property or wider street scene will be lost.

In design terms, the proposal maintains the sloping roof profile of the original box bay and uses brick to match the existing elevations. There is some precedent locally for similarly scaled extensions, those at Nos. 35 and 37 Victoria Avenue a short distance to the north having more visibility in the street scene and employing both flat and sloping roof profiles.

### *Parking / Bin Storage*

Parking is on street and so unaffected by the proposal, and the retained 1.12-metre gap at the side is sufficient for bins to be stored off the front elevation as at present and manoeuvred to the street on collection day.

On the basis of the above, the proposal meets the objectives of the Development Plan for Manchester, in securing development that has acceptable impacts on residential and visual amenity, parking and bin storage that complies with policies DC1 of the UDP and Core Strategy policies DM1 and SP1.

### **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:**

### **Article 35 Declaration**

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to the conditions below and for the reasons outlined in the delegated report. The application was notified by letter to 8no. neighbouring occupiers; no comments were received.

### **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 the 10th of February 2022 or as stated:

Application Form

Location Plan Ref: 01

Existing Floor Plans Ref: 02 & 03

Existing Elevations Ref: 04

Proposed Floor Plans Ref: 05 & 06

Existing & Proposed Roof Plans Ref: 07

Proposed Elevations Ref: 08

Proposed Section Ref: 09

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

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, as stated on the Householder Application Form and on drawing Ref: 08.

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, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

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

26 Victoria Avenue, Didsbury, Manchester, M20 2RA  
12 Springdale Gardens, Manchester, M20 2GX  
8 Springdale Gardens, Manchester, M20 2GX  
10 Springdale Gardens, Manchester, M20 2GX  
24 Victoria Avenue, Didsbury, Manchester, M20 2RA  
33 Victoria Avenue, Didsbury, Manchester, M20 2QX  
29 Victoria Avenue, Didsbury, Manchester, M20 2QX  
28 Victoria Avenue, Didsbury, Manchester, M20 2RA

## **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) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: SOUTH