

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133121/FH/2022

Date registered valid: 4 March 2022

Proposal: Erection of part single, part two storey rear extension to create additional living accommodation

Address: 110 Victoria Avenue East, Manchester, M9 6HF

Ward(s): Charlestown Ward

Applicant: Mr Danish Habib 110 Victoria Avenue East, Manchester, M9 6HF

Agent (if any): Mr Mohamed Ahmed M1 Architecture Ltd 7 Margate Avenue, Manchester, M40 2TW

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approval

Date of recommendation: 28.04.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 March 2022 Expired: 31 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

110 Victoria Avenue relates a to a brick built semi-detached dwellinghouse in the Charlestown area of North Manchester. The property benefits from hard landscaping to the front and side, garden area to the rear and boundary treatment in the form of a masonry wall to the front, vegetation screening and timber fencing to the shared and rear boundaries.

The remainder of the area is predominately residential in nature and are houses of similar style and size of the proposal site.

Description of development

The application seeks consent for the erection of a part single, part two storey rear extension to form additional living accommodation. The agent was advised early on in the planning application surrounding concerns relating to the overly large built form along the shared boundary.

Following negotiation, the proposal has been revised in the interest of visual and residential amenity, Clarification has been provided in relation to the rear extension's footprint lessening the scale and overly large impacts neighbouring occupiers would experience with the original application. The revised drawings are consistent and accords with DC1 of the Saved Unitary Development Plan (Email dated 26 April and attached revised plans).

Drawing: DRAWING PACK

The part two storey rear extension accommodates an additional bedroom and WC along the first floor including one rear elevation window. The ground floor accommodates a kitchen area including one rear elevation window. The proposed extension will incorporate a 1 metre dropdown level from the existing ridge height. Furthermore the two storey rear extension will have approx. dimensions of Height 6.8m /(at the eaves) 5.5m x Width 3.9m x Depth 4m along first floor and 4.5m along ground floor and be sited approx. 0.2m away from the shared boundary with 112 Victoria Avenue East.

The part single storey rear extension accommodates a dining room area including a set of French doors along the rear elevation. The proposed extension will have approx. dimensions of Height 3.5m /(at the eaves) 2.8m x Width 3.5m x Depth 4.5m be sited approx. 0.2m away from the shared boundary with 112 Victoria Avenue East.

Consultations & Notification Responses

Local residents were notified however none responded.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) The effect of the loss of any on-site car-parking

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. 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 original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

Policy DC1.4 indicates that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed development is a part single part two storey rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties.

Residential Amenity

In light of the existing contextual relationship with the neighbouring properties and the revisions to the initially submitted plans and given the positioning of the application site, it is not considered that the revised proposal would unduly impact on residential amenity. The proposals are for a part single part two storey rear extension. The part single storey extension would have approx. width of 3.5m and siting approx. 0.2 metres from the shared boundary with 112 Victoria Avenue. However given this is a single storey extension with boundary screening in between the two properties and the orientation of the properties with evening overshadowing deemed to be minimal and as such it is not considered to be so significant in this instance to warrant refusal. It is also noted that the part two storey rear extension incorporates a set-in dimension (3 metres) preventing overbearing or overshadowing impacts upon 112 Victoria Avenue. Additionally, it is considered that there is sufficient distance to the rear of the curtilage retaining amenity space and preventing intrusive sight lines into properties along Pennine Close from the proposed rear elevation window.

The property benefits from a large rear garden area and whilst the rearward projection of both ground and first floor rear extensions are longer than refereed to in DC1 with an overall rearward projection of 4 metres and 4.5metres respectively. It is noted that a single storey rear extension could

, it is below that which could be implemented as a maximum length under the large homes extension regulations. It is considered that the revised scheme would not give rise to significant adverse impacts to visual and residential amenity to the neighbouring properties as to warrant refusal to the proposed development.

The proposed development would allow for amenity space to be retained along the front, side and rear of the application site, with the existing off-street car parking to be retained.

Visual Amenity

The set-in dimension (3 metres) of the part two storey rear extension from the shared boundary with 112 Victoria Avenue, and the drop in ridge height of the roof will assist in making the extensions appear subservient to the existing property. The use of similar materials to the original dwelling in assimilating the extensions to the existing property and the wider street scene, although it is recommended a materials condition is attached to ensure that the materials are adhered to. Therefore, it is not considered that the proposal would give rise to concerns of terracing along the street. The proposals are to enlarge a semi-detached property that sits within a large plot and as such they are not considered to give rise to unacceptable impacts on the visual amenity or character of the area or the street scene, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UPD policy DC1.

Height, Scale and Massing

The height of the proposed extensions appropriately relates to the height parameters of the existing building. The height of the proposed part single part two storey rear extension have tied in with the existing building. It is considered that the proposed extension responds well with the dimensions, design and sitting of the neighbouring properties. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1 and saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

Waste Management

There is sufficient land to the rear and side of the property to store the bins without causing any additional residential amenity.

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: Approval

Article 35 Declaration

Officers have worked with the agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the application.

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 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 documents and drawings:

DRAWING PACK Stamped as received by the City Council, as the Local Planning Authority on 26 April 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 dwellinghouse 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 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) 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 drawings : DRAWING PACK Stamped as received by the City Council, as the Local Planning Authority on 26 April 2022

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 Core Strategy for City of Manchester.

Appendix 1 – List of consultees & neighbours notified

3 Pennine Close, Manchester, M9 6HR
112 Victoria Avenue East, Manchester, M9 6HF
108 Victoria Avenue East, Manchester, M9 6HF
5 Pennine Close, Manchester, M9 6HR
1 Pennine Close, Manchester, M9 6HR

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 - Not Affected
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH1