

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132777/FH/2022
Date registered valid: 27 January 2022
Proposal: Erection of single storey side and front extension, partial conversion to detached garage to create additional living accommodation together with erection of single storey attached shed
Address: 1 Derwent Avenue, Manchester, M21 7QP
Ward(s): Chorlton Park Ward

Applicant: Mr Jamie Devonshire, 1 Derwent Avenue, Manchester, M21 7QP
Agent (if any): Mr Garry Thomason, Granada Home Improvements Ltd, Unit 17 Denton Enterprise Centre, Pitt Street, Manchester, M34 6PT
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 21 March 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 17 February 2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications Printed: 2 February 2022 Expired: 23 February 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: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a modern 3-sorey semi-detached dwelling situated at the northern end of the development on Derwent Avenue. The property has a block paved front garden with double garage on the northern and western boundaries and gardens to the side and rear.

The red brick property has a steeply pitched gable roof to the front and characteristic expressed 2-storey bay window.

Being a corner property, the plot is considerably larger than those laid out to the south fronting onto Derwent Avenue.

Description of area

The site is located within a largely residential area that has evolved from early C20 housing to modern developments along Derwent Avenue and surrounding residential streets. A small commercial complex comprising of offices and a hotel, is located on the northern boundary of the site on land formerly known as Christie Fields. The car park serving the office block extends along the north and eastern boundary of the site.

Description of development

Erection of single storey side and front extension, partial conversion to detached garage to create additional living accommodation together with erection of single storey attached shed

Consultations & Notification Responses

A total of 8no. neighbours were notified of the proposal. No comments were received.

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies of relevance to this application:

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

- o Policy EN19 – Waste
- o The National Planning Policy Framework (NPPF) (2021)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Issues

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

Policies DC1.1, DC1.2 and DC1.3 of the UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

Development in this application proposes a scale of development that is acceptable in principle, subject to satisfactory compliance with policies that protect residential and visual amenity and make adequate arrangements for car parking and bin storage.

Residential Amenity

The proposal will have acceptable impacts on residential amenity. It is single storey only and sits within the northern curtilage of the plot with no neighbouring occupiers to the north or east who might be affected by the development.

Visual Amenity

The extension will have a neutral impact on the visual appearance of the dwelling and the rhythm of this house type that exists within the Derwent Avenue Street scene. This is largely due to the siting of the extension in a corner of the site which has limited views from the public highway.

The plot has the advantage of being much larger and is slightly different in character from the other houses due to the siting of the double garage which presents its gable end to the Derwent Avenue boundary. Other houses have attached garages within the same plane as the dwellings and present their front elevation parallel to the shared access road. The attached character this creates is in keeping with the relationships between houses and garages along the rest of the development.

The position, height and roof pitch of the original double garage building would effectively screen the extension except when approaching the dwelling from within the curtilage of the site from the south. From this vantage point, there would be an oblique view of the extension. This would partially screen views of the office development to the rear which would not entail any loss of character.

In terms of size and scale, the extension has a depth of 3.4 metres coming off the corner of the original front lounge and joins the gable end of the garage closest to the house. The internal car space within this section of the garage forms part of the proposal to extend the lounge which will also function as a home office. The extension width is 3.5 metres, with a height to eaves of 2.5 metres and 4.1 metres to a deep dual pitched roof.

The design responds to the aesthetic of the original dwelling, incorporating a roof ridge that sits below that of the original garage ridge, and so appears subservient, whilst simple horizontally orientated windows relieves the mass of brickwork.

A small shed; 1.033 metres wide, with the same eaves and lower ridge (3.2 metres overall) as the extension is proposed to extend off the garage gable facing Derwent Avenue. A gap of 1.6 metres would be retained between the gable of the shed and the Derwent Avenue boundary treatment.

The shed has a width of 3.2 metres and would be finished in brick and tile materials to match the existing. In the context of the height and mass of the original dwelling and against the original gable end of the garage, this addition would have little material impact.

As such, the proposal is considered to accord with saved UDP policy DC1 and Core Strategy policies SP1 and DM1.

Car Parking

The remaining garage space and additional parking in front of the dwelling would be retained for parking up to 2-3 cars within the curtilage of the site. There are no concerns with the loss of 1no. garage space in this instance.

Bin Storage

The original gap of 812mm would be retained behind the garage block running to the side and rear garden following any approval of the proposal. Bins can be stored in this area, or in the proposed brick shed without incurring any loss to the visual amenities of the site or the wider street scene.

On the basis of the above, the proposal is considered to accord with saved UDP policy DC1 and Core Strategy policies SP1, DM1 and EN19.

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

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 appropriate conditions and for the reasons outlined in the delegated report. The proposed extension was notified to 8no. neighbours; no comments were received during the statutory 21-day notification period.

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 26th January 2022 or as stated:

Application Form

Location Plan Ref: SSSE-1DA-001 Rev A

Existing Plans and Elevations Ref: SSSE-1DA-001 Rev A

Proposed Plans and Elevations Ref: SSSE-1DA-002 Rev A

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.

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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

4 Derwent Avenue, Manchester, M21 7QP
3 Derwent Avenue, Manchester, M21 7QP
2 Derwent Avenue, Manchester, M21 7QP
2 Christie Way, Manchester, M21 7QY
5 Derwent Avenue, Manchester, M21 7QP
8 Derwent Avenue, Manchester, M21 7QP
6 Derwent Avenue, Manchester, M21 7QP
2 Derwent Close, Manchester, M21 7QT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - South Manchester PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH