

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132432/FH/2021

Date registered valid: 8 December 2021

Proposal: Erection of part two storey and part first floor side extensions, and single storey rear and front porch extensions to form additional living accommodation, along with render to front elevation.

Address: 1 Goodwood Avenue, Manchester, M23 9JQ

Ward(s): Brooklands Ward

Applicant: Mr Krishnamohan Kaimal, 1 Goodwood Avenue, Manchester, M23 9JQ

Agent (if any): Mr Umayr Azam, Northedge Architecture, 22 Fownhope Avenue, Sale, M33 4RD

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

Recommendation: Approve

Date of recommendation: 4 March 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 January 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 7 February 2022 Expired: 28 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey detached C3 dwellinghouse of brown brick and white render, with a gable roof. The property features a historic flat roofed two storey rear extension and first floor side extension over the original integral garage, with a balcony at the front. The plot includes front and rear gardens and a driveway.

Description of area

Goodwood Avenue, within the Brooklands ward of Wythenshawe, is residential in nature and characterised by similar detached family dwellinghouses. The area benefits from its proximity to a retail park, tram stop, supermarket and greenspace.

Description of development

The applicant is seeking permission to build a first floor side extension over each existing side extension along with a porch and single storey rear extension, to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter of objection was received:

We are concerned about the side extension and windows proximity to our property. Currently the existing property has been measured at 18.5m from our living room and we estimate based on the plans that the new side extension and windows will be 16m to our living room on the ground floor and 18m to our bedroom on the first floor. currently the window in the applicant

kitchen is higher than the boundary fence looking directly into our kitchen and living room on the ground floor therefore we are concerned about the proposed changes and our lack of privacy.

And one neutral letter:

I have no objections to these proposals. There will be no apparent detriment to me or my property from these plans. Many properties in the area have been extended or redeveloped and this appears in keeping with those changes.

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 first floor side extensions over an existing garage and single storey side extension, along with a front porch and single storey rear extension, 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 left side extension, forming a first floor over the existing study, would have a width of 2m whilst the right side would form a first floor over the integral garage, with a width of 2.94m. Both would have a depth of 8.1m (full depth of existing side elevation) and a setback from the principal elevation of 0.3m, with eaves to match existing and ridges set 0.41m lower than the main ridge. At ground floor the porch would project 1.45m forwards of the principal elevation, with a width of 2.7m, maximum height of 3.8m and a footprint of 3.9m². The single storey rear extension would project 2.7m, with a width of 11.5m and a maximum height of 3.65m. The ground floor rear and first floor side extensions would leave a gap of 1.83m to the boundary shared with No's 133 and 135 Wendover Road and 0.9m to the boundary shared with No.3 Goodwood Avenue. Originally the plans showed no setback from the principal elevation and ridges level with the main ridge. This was deemed unacceptable in terms of its impacts upon visual amenity therefore negotiations took place to ensure a subservient appearance, which included a 0.41m lowered ridge height and 0.3m setback, as there is no risk of terracing due to the step in the building line and the different style houses either side of the site. The revised scheme is considered subservient to the original house and appropriately sited and scaled, pursuant to policies DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of matching brickwork and roof tiles, along with white render to part of the front elevation, to tie-in with surrounding rendered properties, which has been conditioned as part of this approval. The roofs of the side extensions would be hipped with a pitch to match existing and a lowered height to ensure subservience. The porch would feature a dual-pitched roof with front-facing gable, with glazing to the front and sides. Both side extensions would feature a window in the front elevation and an obscurely glazed window in the side elevations. The rear would feature 2 no new windows at first floor and a window either side of a set of glazed doors opening onto the garden, with a pitched roof over, containing 3 no rooflights. Following negotiations the resultant design is deemed subservient. The design is in-keeping with the original property and wider street scene, with appropriate materials and is deemed an improvement upon the existing flat roofed design, therefore the visual amenity of the house and area are not considered to be harmed by these works, pursuant to policies DM1, DC1 and SP1.

Residential amenity – The extensions, by way of their siting, orientation and scale, are not considered to significantly affect the levels of residential amenity currently enjoyed by the surrounding occupiers. The only increase in footprint is 2.7m to the rear and a 3.9m² porch. The first floor sides would leave adequate gaps to the shared boundaries (0.9-1.83m) and feature hipped roofs. No.3 Goodwood lies to the south and therefore would not be overshadowed and No.135 Wendover has an outbuilding sited along the shared boundary, with the property 16m+ from the site. The only first floor windows on the sides are obscurely glazed hence privacy is not deemed an issue. One neutral letter was received, which deemed the works to be in-line with existing development in the locality. One letter of objection was received to the original consultation, which raised concerns regarding privacy and proximity of windows to the shared boundary. One ground floor kitchen window was removed from the plans and no other objections were received in relation to the 2nd neighbour consultation. The proposal is considered acceptable in terms of impacts on residential amenity.

Conclusion – The storage of refuse and provision of off-street parking situation remain as existing, as the bins can remain stored at the rear of the property and the garage and driveway are to be retained. The proposal complies with policies DM1, DC1 and SP1 and the NPPF, and is not thought to harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or area, therefore the development is deemed acceptable and may commence in accordance with the following conditions.

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 undertook negotiations with the agent to reach a satisfactory solution.

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 drawings numbered '001 R5' and '002 R4', stamped as received by the City Council as Local Planning Authority on the 4th 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 extensions hereby permitted shall match those of the existing dwellinghouse, as stated on the submitted application form, with the inclusion of white render to part of the front elevation.

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) Before first occupation the first floor windows in the side elevations, facing No.3 Goodwood Avenue and No's 133 and 135 Wendover Road, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

2 Goodwood Avenue, Manchester, M23 9JG
3 Goodwood Avenue, Manchester, M23 9JQ
37 Sandilands Road, Manchester, M23 9JN
131 Wendover Road, Manchester, M23 9JL
137 Wendover Road, Manchester, M23 9JS
35 Sandilands Road, Manchester, M23 9JN

135 Wendover Road, Manchester, M23 9JL
133 Wendover Road, Manchester, M23 9JL
129 Wendover Road, Manchester, M23 9JL

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 (Middle)
Area Team Boundary - Name: SOUTH