

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132622/FH/2021

Date registered valid: 31 December 2021

Proposal: Erection of a proposed single storey side and rear extension and installation of porch to provide additional living accommodation

Address: 23 Minehead Avenue, Manchester, M20 1FP

Ward(s): Old Moat Ward

Applicant: Mr C Edey, 23 Minehead Avenue, Manchester, M20 1FP

Agent (if any): Mr R Anwar, RA Design & Project Management Ltd, Suite 4 The White House, 42-44 Chorley New Road, Bolton, BL1 4AP

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 February 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 January 2022 Expired: 1 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 semi detached property is in an established residential area which is characterised by family dwelling houses, many with original boundary treatments. The property is situated on the bend in the road and as a result lies within a triangular plot.

Description of development

Erection of a proposed single storey side and rear extension and installation of porch to provide additional living accommodation

There is no previous planning history for this property.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

Issues

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Policy DC1 for Residential Extensions is still considered of relevance.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this Policy document.

Principle - Erection of a proposed single storey side and rear extension and installation of porch to provide additional living accommodation, which is considered acceptable.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Siting - The orientation at the rear of the property is in a northerly direction. Due to the orientation and size, the proposed extension should not cause additional overshadowing to the adjoining neighbouring properties. Furthermore, when surveying the property, it was noted that a wooden fence runs along the boundaries with numbers 21 and 25 Minehead Avenue.

It is believed that the proposal would not give rise to overshadowing, overlooking or loss of privacy, to the detriment of the amenity that the neighbouring occupants at numbers 21 and 25 Minehead Avenue would expect to enjoy, and accords with planning policies SP1, DM1 and DC1.

Design and Appearance - The choice of materials, as stated by the application form, would match the existing property and the design appears to be in keeping with the character of the original dwelling house and surrounding properties in the area and with the character of the street scene. It is therefore considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Scale and Massing - The proposed extension would have a projection of 3 metres from the rear and would have a side projection of 2 metres in width. The proposal would have a hipped roof with a ridge height of 3.8 metres.

It is proposed to install patio windows and a rear door providing private access into the garden. The extension would have one window on front elevation which would be obscurely glazed and would give rise to overlooking given positioning of the extension in relation to the distance to the neighbouring properties.

The rear elevation of the property faces north and, due to the height of roof and the projection, there should be no overshadowing impacts on either of the adjoining neighbouring properties at numbers 21 and 25 Minehead Avenue. It is considered that the proposal is consistent with the policies contained with planning policies SP1, DM1 and DC1, specifically policy DC1.5.

Refuse bin storage - The storage of refuse bins are not affected by the proposal and accords with policy EN19.

Parking - Parking is not affected by the proposed extension, as there is parking on the driveway to the front of the property, which accords with the principles for residential extensions set out in saved UDP policy DC1.

Residential Amenity - The rear extension and side extension by reason of its northerly orientation, should not give rise to overshadowing, overlooking or loss of privacy to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy. The design is what is normally expected of such a structure and would not adversely impact upon residential amenity. In this respect, the proposed extension accords with saved UDP policies DC1 (specifically policy DC1.5) and to policies SP1 and DM1 of the Manchester Core Strategy.

The proposed porch due to its size and positioning is considered to be permitted development.

Conclusion - The proposal is considered acceptable in this location, in terms of design, scale and massing and it is not considered that the proposal would create any undue loss of amenity to neighbouring occupiers, nor that of the present and future occupiers of the application site. The proposal therefore complies with saved UDP policies DC1 (specifically policy DC1.5) and to policies SP1 and DM1 of the Manchester Core Strategy.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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 drawing:

RAD/2494/21/1, stamped as received on the 31 December 2021.

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 external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy

4) Prior to the first occupation of the development, the ground floor bathroom window shown on drawing number RAD/2494/21/1, stamped as received on the 31 December 2021, shall be obscurely 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) 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.

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

Appendix 1 – List of consultees & neighbours notified

607 Princess Road, Manchester, M20 1HD
21 Minehead Avenue, Manchester, M20 1FP
605 Princess Road, Manchester, M20 1HD
603 Princess Road, Manchester, M20 1HD
2 Minehead Avenue, Manchester, M20 1FW
25 Minehead Avenue, Manchester, M20 1FP

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
Area Team Boundary - Name: SOUTH