

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132172/FH/2021

Date registered valid: 15 November 2021

Proposal: Erection of first floor side and rear extension together with installation of timber cladding, hip to gable roof and the erection of a single storey outbuilding to rear garden

Address: 58 Houghend Avenue, Manchester, M21 7SD

Ward(s): Chorlton Park Ward

Applicant: Mr Chris Kelly 58 Houghend Avenue, Manchester, M21 7SD

Agent (if any): Mr James Scott SKY Design and Consulting Limited Belmont House, Deakins Business Park, Bolton, BL7 9RP

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7th February 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: 12 January 2022 Expired: 2 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

The semi-detached property is sited within a large cul-de-sac, there is no off road parking at the property, but there is a number of dedicated parking spaces within the centre island. The property is in an established residential area and is characterised by family dwelling houses. An existing extension is along the side and rear of the property with a single storey outbuilding located at the rear end of the garden.

The house is situated between Didsbury and Chorlton District Centres, local schools, and a short distance to the tram stop on Mauldeth Road West.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This area is predominantly residential in nature

Description of development

The proposal is the erection of first floor side and rear extension together with installation of timber cladding, hip to gable roof and the erection of a single storey outbuilding to rear garden. The property is sited in a north/north easterly direction to the front and south/south westerly to the rear of the property.

Consultations & Notification Responses

Local residents, as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

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, in particular 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 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 EN1 - Design Principles
- o Policy EN 19 - Waste Management
- 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

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There is one previous planning applications relating to this site as follows.

113672/FH/2016 - for erection of single-storey side and rear extension to form additional living accommodation. This application was approved on 06.12.2016

Residential amenity

It is considered that the proposed extension will not give rise to harmful impacts on residential amenity.

The property benefits from an existing single storey side and rear extension erected within the last five years. The applicant proposes to erect an extension at first floor above the existing forming a wrap around retaining a large gap measuring 3.9m to the adjoining semi detached property.

The applicant proposes a considerable set back from the front wall of the house in line with the existing ground floor and although the projection is measured at 4.0m it is considered that given the gap retained to the shared boundary with no. 56 Houghend together with the fact that there is a south westerly orientation of the property, the projection should not cause loss of light, overshadowing or amenity to the adjoining neighbouring property.

No windows are proposed on the sides. A window is located on the front elevation with the rear elevation showing glazing from ground to first floor. Given the existence of first floor rear windows, it is not considered that any further windows in this location would provide any further views than already exists.

Given that the orientation of the application site and the gap to the shared boundary together with the setback from the front wall of the house, it is not anticipated that the proposal would provide terracing.

Hip to Gable

As part of the changes, the applicant proposes a hip to gable roof. The change is considered acceptable and the City Council believes there would be no impact upon the adjacent or surrounding properties especially as the property would not project any further than the side gable wall of the property.

Outbuilding

Following demolition of an existing detached outbuilding/shed, the applicant proposes a single storey detached outbuilding which would be located south east of the site to the far end of the rear garden close to the rear boundaries of Barlow Moor Road. The outbuilding would measure 3.117m in depth and 5.143m in width. The total height measures 3.4m with a dual pitch roof. Double doors are proposed on the front elevation facing the rear of the property. No windows are proposed on the rear or sides of the outbuilding although there would be two roof lights.

There have been no objections to this proposal however, it is considered that the garden can accommodate an outbuilding of this size and although has a close relationship to the rear boundaries, given the distance to back of properties together with height and size, it is not anticipated that the proposal would provide a visual impact on the occupiers surrounding properties.

Design

The proposals are for contemporary detailed extensions to the existing property. The existing single storey extension is of a rendered finish which itself differs from the predominant materials in the area. Given the set back from the front of the property and the siting of the existing and proposed extensions the use of a contemporary design and finish is considered acceptable in this context and is considered to provide a positive juxtaposition to the red brick of the existing property and those in close proximity.

Conclusion

Overall, it is considered that the proposal is acceptable and although visible from the public highway and therefore would feature within the street scene, the character of the property would be retained. Houses in the immediate vicinity are themselves altered and extended. Front, side and rear extensions are particularly popular; therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposals have been sited and designed to ensure that they are subservient to the original dwellinghouse, are not excessively large or bulky, it is therefore considered that the proposals accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

In design terms, this is a modern addition to the property which would be clad in timber with brickwork to the side elevation to match the existing with grey interlocking concrete tiles. The outbuilding would be finished in brickwork plinth with shiplap timber cladding with grey interlocking concrete tiles to match the existing dwelling and grey timber double garage doors as specified in the application form and drawings. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Bin Storage

The storage of refuse bins are not affected by this proposal as there would be continued access into the rear garden and therefore this would accord with policy EN19 of the Core Strategy

Car Parking

Parking is unaffected by the proposed extensions.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved Policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 8th November 2021 numbered 101 Proposed Site and Location Plan

Received on 15th November 2021 numbered 102A Proposed Floor Plans

Received on 8th November 2021 numbered 103 Proposed Outbuilding

Received on 15th November 2021 numbered 104A Proposed Elevations

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) Notwithstanding the materials annotated on the elevation plans and within the submitted information, prior to above ground works commencing, details of the external facing materials to be used on the development hereby approved shall be submitted to and approved in writing by

the City Council as local planning authority. The development shall be implemented in accordance with the approved materials.

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.

Appendix 1 – List of consultees & neighbours notified

62 Houghend Avenue, Manchester, M21 7SD
60 Houghend Avenue, Manchester, M21 7SD
260 Barlow Moor Road, Manchester, M21 8HA
56 Houghend Avenue, Manchester, M21 7SD
Serenity Dental Spa, 264 Barlow Moor Road, Manchester, M21 8HA
262 Barlow Moor Road, Manchester, M21 8HA

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