MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131647/FH/2021
Date registered valid:	13 September 2021
Proposal:	Erection of a single storey rear extension, formation of raised decked areas, elevational alterations and erection of a single storey detached glazed outbuilding following the demolition of existing glazed lean-to extension
Address:	69 Grange Avenue, Manchester, M19 2FZ
Ward(s):	Burnage Ward
Applicant:	Mr Patrick Osborn 69 Grange Avenue, Manchester, M19 2FZ
Agent (if any):	Ms Sarah Green Another Architecture + Interiors Ltd 43 Wellington Grove, Stockport, SK2 6SL
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	9 November 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 October 2021

Standard consultations:
Printed: 21 September 2021 Expired: 12 October 2021

Neighbour notifications
Printed: 21 September 2021 Expired: 12 October 2021

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:

Tree Preservation Order:

Description of site / building / area

This application relates to a large bay fronted period semi-detached dwellinghouse in the Burnage ward of Manchester. The surrounding area comprises of substantial dwellinghouses in predominantly semi-detached and detached configurations. To the east of the site are a group of social housing, i.e. 6 blocks of flats over 3 storeys with a brick construction, gable elevations and pitched tiled roofs.

Despite the age and character of the application property, it is not listed and is not in a conservation area. The siting of the house is set back from the front boundary. Off-street parking comprises of a front driveway for several vehicles, including a garage and outbuildings along the side elevation which abuts the common shared boundary with no. 67 Grange Avenue, extending approximately 13,177.77mm along this boundary, whilst retaining a distance of approximately 1885mm between the these outbuildings and the side elevation of the original dwellinghouse to allow for access.

Along the rear elevation of the application site, there is an existing conservatory style lean-to single storey extension with internal stepped access projecting the width of the original dwelling and extending beyond its side elevation to link the one of the existing outbuildings along the side elevation. The rearward projection of the existing rear extension does not exceed 2087mm

in depth. No. 67 Grange Avenue has an existing outbuilding sited along the common boundary which projects approximately 5367mm from the rear building line of the existing extension along the rear elevation of the application building.

The rear garden of the application site is significantly long and wide, approximately 47 metres deep from the rear of the existing rear extension and approximately 13 metres wide.

The frontage of the application dwellinghouse incorporates the most significant aspects of its character comprising of a pair of semi-hexagonal bays with integral pitched dormer roofs with a centrally located chimney. The main roof has a hipped configuration with the central ridge running from west to east.

Description of development

The submitted proposal relates to the erection of a single storey rear extension, formation of raised decked areas, elevational alterations and erection of a single storey detached glazed outbuilding following the demolition of existing glazed lean-to extension.

Following an assessment of the submitted information, it was considered further details were required relating to an appropriate boundary treatment along the proposed projection of the split level terrace area in order to ensure that the privacy of the occupiers of no. 71 Grange Avenue is maintained, in light of the proposed elevated design. Following negations, the agent subsequently advised that a condition is attached to any recommendation for planning approval requiring details of proposed boundary treatment to be provided for consideration, (correspondence dated 27/10/2021).

The proposal would effectively involve the demolition of the existing single storey glazed lean-to rear extension (whilst retaining the existing projecting bay window along the rear elevation). Using demolished area's footprint in-part to erect a single storey rear extension (length 2087 x width 4182mm x maximum height 3921mm) and formation of raised decked areas. The proposed extension would be flush with the side elevation of the original dwellinghouse, adjacent to the existing outbuildings to facilitate an extended kitchen, whilst retaining a separation distance of approximately 1885mm from the proposed single storey detached glazed outbuilding. The extension would have a flat roof design, with doors along the rear elevation and a window along the side elevation facing the common shared boundary with no. 71 Grange Avenue, whilst achieving a separation distance of approximately 4342mm from this boundary. The proposed raised decked terrace areas (length 5956mm x width 8583mm x maximum height 1107mm) would wrap-around the proposed extension in a reversed L shape. It would project along the common shared boundary with no. 71 Grange Avenue and along the width of the original dwellinghouse, and flush with its side elevation facing no. 71 Grange Avenue.

With regards to the proposed single storey detached glazed outbuilding (length 4760mm x width 2384mm x maximum height 3348mm), it would be sited along the common shared boundary with no. 67 Grange Avenue and project from the rear building line of the existing outbuildings along this boundary. A pitched roof design is proposed, whilst a separation distance of approximately 1885mm would be retained between the proposed single storey flat roof kitchen extension.

In terms of the proposed elevational alterations, these are annotated on the submitted information as comprising of:

- The removal of and bricking up the existing garage door opening along the front elevation

o Existing garden room roof and wall panels removed
o Along the side elevation of the original dwelling - Proposed Utility access via painted timber door with glass panel in existing window opening with reinstated brick header detail
o Roof of existing Utility outbuilding to be infilled to match existing materials and pitch
o Existing brickwork plinths rebuilt in brick to match existing with proposed timber slatted gate/fence screen panel
o Existing projecting bay window to rear elevation retained
o Existing garden room plinth to be rebuilt in existing location in brick matched to extension

The agent has also confirmed that the proposed glass house will be positioned to abut the existing shared eastern boundary wall and it is not anticipated that intrusive alterations to the wall will be required. It is anticipated rather that bracket-type fixings to secure the glass house roof and gutter will be required and that any bracket-type fixings to secure the glass house roof and gutter will only be fixed to the part of the wall in the client's ownership, (correspondence dated, 08/11/2021).

Consultations & Notification Responses

1. Local residents - No comments, objections or representation received.

2. Environmental Health - have advised the following conditions to be attached to any recommendation for planning approval:

1. Gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building, at it has been identified that the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas.

2. DEMOLITION/CONSTRUCTION PHASE* Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase.

*The applicant should refer to https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9 and IAQM/EPUK Construction Guidance at: http://iaqm.co.uk/guidance/.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the

Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system `only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through `which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

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

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Principle of development

The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey rear extension, formation of raised decked areas, and erection of a single storey detached glazed outbuilding following the demolition of existing glazed lean-to extension) - the existing dwellinghouse is sited within a substantially large plot of land, and is set back from the front boundary with Grange Avenue . The combination of the setting of the existing house , and that the proposal would be single storey, and contained with the existing curtilage of the application site, it is therefore considered there would be no significant impact in terms of the proposed massing of the proposed extension, and that it would not have an undue impact along the streetscene or neighbouring houses, specifically; nos. 67 and 71 Grange Avenue. Furthermore, the proposed extension is considered to be acceptable in terms of its impact on residential amenity as there are no significant massing or overshadowing impacts. There are however concerns over loss of privacy arising from the elevated design of the proposed terrace, along the boundary with no.71 Grange Avenue elevation. Following negotiations, it is therefore recommended that a condition is attached to any recommendation for planning approval in order to ensure that the privacy of the occupiers of no. 71 Grange Avenue is maintained, and in accordance with (correspondence dated 27/10/2021).

Impact of works (elevational alterations) - In terms of the proposed elevational alterations to the existing house , these would be permitted development.

Impact of works (Design and appearance) - The design would reflect the characteristics of development in the area and therefore it is not considered that the proposed development would unduly harm the character of the building or the general area. With the exception of the proposed elevational alteration involving the removal and bricking up of the existing garage door, the remaining proposed development would not be visible from the immediate highway. Additionally, the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset; however, a condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking / Highways issues) - The existing arrangement would in-part be affected given the proposed elevational alterations to the existing garage, and therefore, the number of on-site car parking spaces would be reduced. Notwithstanding this factor, at least two off-street car parking spaces would still be retained.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 polices 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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, following negations, the agent subsequently advised that a condition is attached to any recommendation for planning approval requiring details of proposed boundary treatment to be provided for consideration, (correspondence dated 27/10/2021). 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. The local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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:

o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 13 September 2021.

o EXISTING SITE PLAN, DRAWING NO. 0133_00_200, received by the City Council as the Local Planning Authority on 13 September 2021.

o EXISTING L0 AND L1 PLANS, DRAWING NO. 0133_00_201, received by the City Council as the Local Planning Authority on 13 September 2021.

o EXISTING L2 AND ROOF PLANS, DRAWING NO. 0133_00_202, received by the City Council as the Local Planning Authority on 13 September 2021.

o EXISTING ELEVATIONS, DRAWING NO. 0133_00_203, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED SITE PLAN, DRAWING NO. 0133_20_200, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED L0 AND L1 PLANS, DRAWING NO. 0133_20_201, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.
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o PROPOSED L2 AND ROOF PLANS, DRAWING NO. 00133_20_202, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED ELEVATIONS, DRAWING NO. 0133_20_203, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o Correspondence dated 27.10.2021 confirming acceptance of boundary treatment condition.

o Correspondence dated, 08.11.2021 confirming that any bracket-type fixings to secure the glass house roof and gutter will only be fixed to the part of the common boundary wall in the applicant's ownership.

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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the application form and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved 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 extensions hereby approved other than those stated on:

o PROPOSED SITE PLAN, DRAWING NO. 0133_20_200, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED L0 AND L1 PLANS, DRAWING NO. 0133_20_201, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED L2 AND ROOF PLANS, DRAWING NO. 00133_20_202, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

o PROPOSED ELEVATIONS, DRAWING NO. 0133_20_203, REV A, received by the City Council as the Local Planning Authority on 13 September 2021.

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

5) Prior to the commencement of development, the development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building, an appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to occupation of the proposed extension.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core Strategy (2012).

6) Within 6 months of the planning permission hereby approved, details of a privacy screen and boundary treatment along the western elevation of the proposed raised terrace area adjacent to no. 71 Grange Avenue shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to the occupation of extension hereby approved being occupied, and the terraced area being brought into use , and shall be retained in situ thereafter.

Reason - In the interest of privacy and pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan (1995).

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Reason - To safeguard the amenity es of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

65 Grange Avenue, Manchester, M19 2FZ
18 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
17 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
16 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
15 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
14 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
13 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
12 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
11 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
10 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
9 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
8 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
7 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
6 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
5 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
4 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
3 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
2 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
1 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
75 Grange Avenue, Manchester, M19 2FZ
73 Grange Avenue, Manchester, M19 2FZ
71 Grange Avenue, Manchester, M19 2FZ
67 Grange Avenue, Manchester, M19 2FZ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2