

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132140/FH/2021

Date registered valid: 4 November 2021

Proposal: Erection of part single/part two rear extension, installation of front dormer together with erection of a single storey detached garage following demolition of existing detached garage

Address: 6 Sussex Avenue, Manchester, M20 6AQ

Ward(s): Didsbury East Ward

Applicant: Mr Itsham Sadiq, 6 Sussex Avenue, Manchester, M20 6AQ

Agent (if any): Mr Ahmed Choudhry, NADA Architects 169 Kingsway, Manchester, M19 2ND

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21st December 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 November 2021

Expired: 3 December 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

The property that is the subject of this householder planning application is a part brick part render detached dwellinghouse in the Didsbury East ward of the City. It is identified as 6 Sussex Avenue. It has an apron front with bays to ground and first floors, with an original dormer in the roof to the front roof plane. There is space to the frontage for vehicle parking, with the front garden having been block paved. Access is taken from down the side of the property into the rear garden. At the rear of the property is a free -standing garage, that sits against the common boundary with number 8 Sussex Avenue. A 1.8m high timber panel fence runs part way along the boundary finishing at the garage where an established tree planted hedge continues to form the remainder of the boundary treatment. The boundary between number 6 and number 4 is a low timber fence, again incorporating trees and hedgerow.

The rear garden is laid mainly to lawn. The rear currently houses a single storey conservatory extension on the rear of the property, that sits against the original 2 storey apron projection on the rear of the property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature. Fog Lane park is located to the north east.

Description of development

The proposal is for the erection of a part single part 2 storey rear extension following demolition of the existing rear conservatory, and a free- standing single storey garage and office following demolition of the existing garage. The single storey rear would be in the location of the current conservatory and would have a mono-pitch roof joining into the proposed 2 storey extension.

There are 2 Velux windows proposed in the roof, together with 4 narrow high-level windows facing the boundary with number 4 Sussex Avenue.

The 2 storey element is an increase in the rearward projection of the existing 2 storey projecting apron and includes a slight increase in the roof height as you move back into the site. This has no impact when viewed from the front of the property. There are bi-fold doors running across the rear within both the single and 2 storey rear elevation. A Juliet balcony is proposed on the rear at first floor. There are also changes proposed for the dormer on the front roof plane which would involve a minor increase in the depth of the dormer together with the replacement of its flat roof with that of a dual pitch to mirror the existing pitch on the main house.

The single storey free standing unit which would be used as a double length garage and office, is to be erected following the demolition of the existing garage. The footprint will be increased to 14.9 m. There are no windows or doors in the elevation along the common boundary with number 8 Sussex Avenue, with 2 doors, 1 serving the garage and the other the end office both on the inside wall facing the applicants own garden.

Consultations & Notification Responses

Local Residents were informed- no representations have been 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.
- 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 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 EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- 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 extending residential accommodation in an established residential area is considered acceptable.

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

Siting - The proposed extensions although occupying larger footprints are in the same location as the existing accommodation. The single storey extension will be replacing the existing conservatory on the rear of the property, and the garage will be located along the boundary with number 8 Sussex Avenue as is the current garage. The gap to the boundary with number 8 Sussex Avenue is retained with the 2 storey extension to the rear. It is considered that the siting of the extensions is acceptable.

The proposal accords with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Design and Appearance - The proposed finish would be a combination of brick and render to match the materials on the existing property. The single storey rear extension complements the design of the host property as a replacement for the existing conservatory, and the change in the roof of the front dormer mirrors the pitch of the roof plane to the bay fronted elevation. The 2- storey extension is of a modest increase in size and does not detrimentally alter the appearance of the property. It is considered that the proposal would be in keeping with the character of the original dwelling house and the surrounding properties.

The design appears to be in keeping with the general character of the building and therefore the proposal is acceptable with both policies SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Scale and Massing - The 2 storey rear extension follows the line of the existing 2 storey projection and projects no closer to the boundary with number 8 Sussex Avenue than currently exists. The single storey rear extension occupies the same footprint as the current conservatory, and the free -standing garage, whilst longer than the existing garage occupies the same site as the existing garage. Whilst the three extensions add an increase in the volume of the property, they are acceptable in proportion and massing when viewed against the host property.

It is considered that the proposal accords with the principles for residential extensions set out in saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

Residential Amenity - Taking into consideration, the dimensions of the proposal, together with the orientation of the extensions in relation to the neighbouring properties It is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties. The gap to the common boundary with number 8 Sussex Avenue is maintained and there are no new windows introduced in the 2 -storey element along the boundary with number 8 Sussex Avenue. There are no windows in the gable of the property at number 8 Sussex Avenue, and as such there are no issues with loss of privacy or overlooking. No concerns were raised by neighbouring properties, and it is considered that the proposal should not give rise to undue overshadowing or loss of light.

It is not considered that the proposal would have a detrimental impact upon the visual amenity of the property nor the area within which it is located, and as such, accords with policies DC1 and DM1.

Parking - There is off street parking provided by the driveway at the front of the property, together with the 2 spaces proposed within the new garage and as such accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Waste Management - The existing provision is not impacted by the proposal, which accords with the principles set out in policy EN 19 of the Core Strategy.

Conclusion - The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet changing household needs, without unduly detrimentally affecting the amenities of the occupiers of neighbouring properties, and there are no material considerations of sufficient weight to indicate otherwise. The proposal is considered to accord with saved UDP policies DC1, DC1.5 and policies SP1 and DM1 of the 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

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. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with policy in particular policies DC1 and DM1 with the attachment of appropriate conditions.

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:

Location Plan received 04.11.2021

Existing Site Plan and Elevations (01)001 PL0 received 04.11.2021

Existing Floor Plans (02)001 PL0 received 04.11.2021

Site Plans and Elevations (03)001 PL0 received 04.11.2021

Proposed Plans and Elevations (04) 001 PL0 received 04.11.2021

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 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, including patching in and mortar, as stated on the Householder Application Form. The render proposed shall be a colour through render.

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) 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 plans.

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

Appendix 1 – List of consultees & neighbours notified

5A Sussex Avenue, Manchester, M20 6AQ
Flat 2, 5 Sussex Avenue, Manchester, M20 6AQ
5 Sussex Avenue, Manchester, M20 6AQ
53 Fog Lane, Manchester, M20 6AR
8 Sussex Avenue, Manchester, M20 6AQ
4 Sussex Avenue, Manchester, M20 6AQ
Flat 4, 5 Sussex Avenue, Manchester, M20 6AQ
Flat 3, 5 Sussex Avenue, Manchester, M20 6AQ
Flat 1, 5 Sussex Avenue, Manchester, M20 6AQ

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) -
Area Team Boundary - Name: SOUTH