

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132297/FH/2021

Date registered valid: 25 November 2021

Proposal: Erection of a single storey rear extension to form additional living accommodation

Address: 4 Burnthorp Avenue, Manchester, M9 8JU

Ward(s): Higher Blackley Ward

Applicant: Tom Kusi TM Architecture Ltd 4 Burnthorp Avenue, Manchester, M9 8JU

Agent (if any): Mr Tom Maudsley TM Architecture Ltd 12 Blencathra Close, Middleton, M24 5AL

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approval

Date of recommendation: 14.02.2022

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: 30 November 2021

Expired: 21 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

This application relates to the first terraced property along Burnthorp Avenue situated within a residential area of Higher Blackley North Manchester. The property incorporates a small front garden with off street car parking to the side, a reasonably sized rear garden with an existing shed, with boundary treatment in the form of vegetation along the rear and shared boundary with 6 Burnthorp Avenue.

The remainder of the area is predominately residential in nature and are houses of similar style and design of the proposal site.

Description of development

The application seeks consent for the erection of a single storey rear extension to form additional living accommodation. The agent was advised early on in the planning application process surrounding concerns relating to the overly large and bulky rearward projection of the rear extension.

Following negotiation, the proposal has been revised in the interest of visual and residential amenity. Clarification has been provided in relation to the rear extension's rearward projection, lessening the overly large and dominant impacts neighbouring occupiers would experience with the original application. The revised proposal is consistent and accords with DC1 of the Saved Unitary Development Plan (Email dated 1 February 2022 and attached revised plans)

Drawing: B1-ZZ-DR-A-2000 B and DR-A-3000 A

The proposed single storey rear extension accommodates an additional two bedrooms and a bathroom area including 2 rear elevation windows and a door facing out into the rear garden with 3 rooflights. The proposed extension incorporates nearly the full width of the existing rear elevation leaving a 0.35m distance with the shared boundary with 6 Burnthorp Avenue. A maximum height of 3.5m with a height of the eaves 2.4m is proposed, with approx.. rear projection of 3.65m.

Consultations & Notification Responses

Local residents were notified however none responded.

Environmental Health- Have no objections and have applied the gas membrane condition to any approval.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length

b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Principle

The proposed development is a single storey rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their home rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

Revised drawings were received 01 February 2022, the plans include a reduction in the rearward projection of the rear extension, addressing the concerns relating to the bulkiness and overly large nature of the extension. On balance the revised single storey rear extension is deemed acceptable in terms of residential and visual amenity upon the existing property, and surrounding properties due to the positioning and dimensions of the extension, and the shared vegetation boundary treatment minimising any potential overbearing impacts on the adjoining property.

Additionally, the rear projection of the single storey rear extension was significantly reduced to 3.65m in order to accord with DC1.3 of the Saved Unitary Development Plan, given the orientation of the extension and the existing boundary treatment it is not considered that the rear extension will pose any significant residential or visual impacts on the surrounding neighbouring properties.

The new windows and door features are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable to the character of the property. The new fenestration elements do not pose additional over looking or intrusive sight lines into neighbouring properties. Therefore, it is considered that the proposal is acceptable in design terms and would not give any adverse impact on the character of the property or surrounding area.

The residents would lose a considerable amount of amenity space to the rear of the property, however the plot would still benefit from amenity space and the residential amenity of the property would increase as the additional living accommodation would meet the changing residential needs of the family.

Due to the above-mentioned reasons the proposed extension is considered to be acceptable and in accordance with Saved UDP Policy DC1 and Core Strategy Policy DM1.

Design and Appearance

The proposed rear extension has been designed sympathetically to relate to the existing property and extension. The proposed extension would be made of materials to match the existing property. A condition to that effect would be attached to any approval. Therefore, the design of the extension would not adversely affect the appearance of the existing dwelling, pursuant with the requirements of Core Strategy policies DM1, EN1 and sp1 AND saved UDP Policy DC1.

Parking

The off street car parking provided by the driveway to the side of the property will be retained and accords with the principles for residential extensions set out in Policy DM1 of the Core Strategy.

Waste Management

There is sufficient land to the rear of the property for refuse storage without causing any additional residential amenity.

Conclusion

Overall, the proposed development does not create any significant impacts in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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/agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the application.

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 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: Local plan and drawings numbers:

B1-ZZ-DR-A-2000 B and DR-A-3000 A stamped as received by the City Council as Local Planning Authority on 01 February 2022.

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 dwellinghouse in type, size, colour and texture.

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) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

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 policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

83 Riverdale Road, Manchester, M9 8UJ
81 Riverdale Road, Manchester, M9 8UJ
79 Riverdale Road, Manchester, M9 8UJ
6 Burnthorp Avenue, Manchester, M9 8JU
2 Burnthorp Avenue, Manchester, M9 8JU

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1