

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132524/FH/2021

Date registered valid: 16 December 2021

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

Address: 23 Atherstone Avenue, Manchester, M8 4PE

Ward(s): Crumpsall Ward

Applicant: COA B Buidling Contractors Ltd. 23 Atherstone Avenue, Manchester, M8 4PE

Agent (if any): Mr Sam Golding Gold Sketch Studios LTD 55A Bury Old Road, Prestwich, M25 0FG

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

Recommendation: Approve

Date of recommendation: 08.02.2022

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: 22 December 2021

Expired: 12 January 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site relates to 23 Atherstone Avenue within the Crumpsall ward of north Manchester. The application property is a two-storey semi-detached dwellinghouse situated as the end property within Atherstone Avenue's cul-de-sac. The property already benefits from a side and rear extension which appear to have been achieved through the Permitted Development, the side elevation of the existing side extension backs onto a public footway providing a pedestrian linkway to Maldwyn Avenue and Mayberth Avenue. The property benefits from hard landscaping to the front and rear with off street car parking situated at the front of the property. Timber fencing is the selected material for the shared boundary treatment around all three sides of the property.

The remainder of the area is predominately residential in nature comprising primarily of semi-detached houses.

Description of development

The submitted application seeks planning permission for the erection of a single storey rear extension to form additional living accommodation. As mentioned above a single storey side and rear extension are currently situated on the application site and this application seeks consent for the enlargement of the existing rear extension.

The proposed rear extension will replace the existing footprint of the rear extension with the proposed rear extension becoming flush with the side extension's southern elevation and

increasing the rearward projection. The proposed alterations to the existing footprint will have approximate dimension of Height 2.9m (at the eaves) 2.6m x Width 2.6m x Rear Projection 1.1m, including a bi folding door and window situated along the rear elevation.

Consultations & Notification Responses

Local residents were notified however none responded

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

NPPF- The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Unitary Development Plan Saved Policies- The following specific policies are considered to be particularly relevant to the proposed development:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the street scene;

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.

Core Strategy- The following specific policies are considered to be particularly relevant to the proposed development:

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, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

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.

-Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

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 homes 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.

Issues

Residential and Visual Amenity

It is considered the proposed single storey rear extension would pose any significant detrimental impacts on residential amenity. Given the existing footprint of the rear extension the additional infill footprint at the rear of the property will not provide any impacts with regards to overbearing issues. 21 Atherstone Avenue may experience some loss of light and overshadowing implications, but since the rear extension is of a single storey and only an additional 1metre of rear projection is being added to the built form, negative impacts would be minimal.

In addition 21 Atherstone Avenue already has a small rear extension which extends beyond the original rear building line. Additionally, the rear of 23 Maldwyn Avenue look into the applicant's property due to the positioning and orientation of the property but it is not considered to be significant loss of light or intrusive sight lines into either property. As the extension has no windows

within the side elevation, there should be no privacy implications to those currently experienced by 21 Atherstone Avenue.

The new window 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 have 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

There is off street car parking provided by the driveway at the front of the property, accords with the principles for residential extensions set out in Policy DM1 of the Core Strategy

Waste Management

There is sufficient land to the front and side 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:

GSS21121 002 stamped as received by the City Council as Local Planning Authority as City Council on 16 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 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.

Appendix 1 – List of consultees & neighbours notified

24 Atherstone Avenue, Manchester, M8 4PE
93 Givendale Drive, Manchester, M8 4PZ
87 Givendale Drive, Manchester, M8 4PZ
24 Maldwyn Avenue, Manchester, M8 4PF
22 Maldwyn Avenue, Manchester, M8 4PF
95 Givendale Drive, Manchester, M8 4PZ
91 Givendale Drive, Manchester, M8 4PZ
89 Givendale Drive, Manchester, M8 4PZ
85 Givendale Drive, Manchester, M8 4PZ
83 Givendale Drive, Manchester, M8 4PZ

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
Area Team Boundary - Name: NORTH1