

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132734/FH/2022

Date registered valid: 24 January 2022

Proposal: Erection of a single storey side and part single/ part two storey rear extension to form additional living accommodation

Address: 31 Maywood Avenue, Manchester, M20 5GR

Ward(s): Didsbury East Ward

Applicant: Mr Liam Bentley, 31 Maywood Avenue, Manchester, M20 5GR

Agent (if any): Mr Lawrence Somerville, 9 Newton Avenue, M20 1JJ

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 March 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 February 2022

Standard consultations:

Printed: 2 February 2022 Expired: 23 February 2022

Neighbour notifications

Printed: 27 January 2022 Expired: 17 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to 31 Maywood Avenue within the Didsbury East ward of south Manchester. It is a two storey, semi-detached, red brick property within the cul-de-sac of Maywood Avenue. The amenity space at the front of the property consists of a double driveway and the rear consists of a garden, an existing outrigger and a small store. Paved flags are positioned centrally within the garden extending down to the rear boundary line. Boundary treatment around the property consists of wooden fences around the rear amenity space, whilst the front has no boundary treatment.

Description of development

The submitted application seeks planning permission for the erection of a single storey side and part single/ part two storey rear extension to form additional living accommodation. The single storey side extension would have approximate dimensions of Height: 2.9 (at the highest point) / 2.25 (to the eaves) x Length: 7.74 x Width: 1.3 metres. The part single storey rear extension would have approximate dimensions of Height: 3.5 (at the highest point) / 2.17 (to the eaves) x Length: 3.2 x Width: 5.4 metres. The part two storey extension would have approximate dimensions of: Height: 6 (at the highest point)/ 4.97 (to the eaves) x Length: 4.97 x Width: 2.6 metres.

The side extension would be set back from the primary building line by 1.65 metres and the rear extension would be sited 0.15 metres from the shared boundary with no. 29 Maywood Avenue.

The proposal would create a new store, office, utility and dining/ kitchen room on the ground floor and an enlarged 3rd bedroom on the first floor. The extension would involve the insertion of a door within the front elevation of the side extension, 2 windows on the side elevation of the side extension, 2 skylights within the roof plane of the side extension, 2 skylights within the roof plane of the rear extension, a window and patio door within the rear elevation, and within the first floor extension a new window.

Materials to be used include:

Render to ground floor proposed new walls and red brick to match existing to upper floors (red brickwork as existing)

Red concrete tiles (to match existing)

White uPVC windows and doors (to match existing)

Planning history

130139/PDE/2021- Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 4m and a height at eaves of 2.3m.

Approved 1 June 2021.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health asked that the following condition was placed on any approval granted. 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).

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance

or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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 a street scene;
- e. The effect of the loss of any on-site car parking.

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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

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

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;

c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the erection of a single storey side and part single/part two storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

The proposed side and rear extension would be sited approximately 1 metre away from the neighbouring property no.33 Maywood Avenue and 0.15 metres from no.29. No. 33 would experience an additional level of built form along the shared boundary from the side extension, however impact would be minimised as the proposal is sited 1 metre from the boundary. As the side extension is only single storey, it should not give rise to any overshadowing or loss of light implications. 2 windows are to be inserted within the side elevation of the side extension, but as these are at single storey level, there should not be any overlooking concerns. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

This neighbour would also experience additional built form from the rear extension as it would be 0.5 metres longer than the existing outrigger currently in place at the applicant property. However, this change is minimal and no.33 also has an outrigger meaning they would only experience a small increase in form. Again, it is sited away from the shared boundary, being respectful to the neighbour. The part first floor extension should not give rise to any overlooking or privacy implications given the insertion of one window within the rear elevation, which is similar to the window already in place in the first floor of the existing property.

No. 29 would experience an additional 3.2 metres of built form 0.15 metres away from the shared boundary. This neighbour may experience some loss of light and overshadowing given the orientation of the street, but this is expected to be minimal given the small nature of the extension and the single storey.

Properties to the rear of the applicant property may experience an additional level of built form but again this would be minimal given the distance.

In terms of the impacts to the streetscene, as the proposal would be set back from the primary building line by 1.65 metres, overlooking and privacy implications would be minimised. Since the side extension visible from the streetscene is small in nature, it would not add an oppressing feature to the streetscene.

Overall, it is not considered that the proposed rear extension would have an adverse impact upon residential or visual amenity.

Design and Appearance

The proposed extension has been designed sympathetically to relate to the existing property and modern design. All the materials would match the existing property, apart from the rendering of the extension on the front and side elevation of the side extension and rear elevation of the part single storey rear extension. As this alteration would be largely hidden from the streetscene it would not create an overbearing feature. Properties along Maywood Avenue appear to have multi coloured brick and so would not be out of character with the differing colour types. A materials condition to that effect would be attached to any consent granted. Therefore, the proposal has been designed to be in keeping with the character of the existing house and would not adversely affect the appearance of the existing dwelling.

The proposed extension would be set back approximately 1.65 metres from the primary building line. This application is pursuant to policy DC1 of the UDP since the set back creates a subservient feature to the host property. As the side extension is only 1.2 metres wide it is considered subservient to the existing property. The rear extension extends beyond the rear elevation by 3.2 metres, pursuant to Policy DC1.3 within the UDP which states that a rearward

projection should not extend more than 3.65 metres. Therefore, the part first floor extension is also considered appropriate in form to the existing property and overall the siting and form of the extension is considered acceptable.

Although the residents would lose some space to the rear, a large amount of the rear garden would be retained. The reduction in rear amenity space would create additional living accommodation to meet the changing residential needs of the family.

Car parking

Car parking is provided at the front of the property and so would be unaffected by this proposal.

Bin storage

At the time of the site visit, bins were stored down the side of the property. Room appears to be available within the proposal in the store located in the side extension or in the amenity space around the store.

Gas membrane

The agent was sent the pre-commencement condition on 9th February 2022 and agreed to the condition on the same day.

Conclusion

Overall, the proposed development does not create any significant impact 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

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. In this instance officers have worked with the applicant in a positive and proactive manner.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 20 January 2022.
- Drawing- Proposed- Floor Plan, numbered 00_03_101_P1, stamped as received by the City Council as Local Planning Authority on 15 March 2022.
- Drawing- Proposed- Floor Plans, numbered 00_03_102, stamped as received by the City Council as Local Planning Authority on 20 January 2022.
- Drawing- Proposed- Elevations, numbered 00_05_002, stamped as received by the City Council as Local Planning Authority on 20 January 2022.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 20 January 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used on the external surfaces of the extension hereby permitted shall be implemented in accordance with the approved details as set out in the drawings and documents specified in Condition 2 of this approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) 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

Environmental Health

527 Parrs Wood Road, Manchester, M20 5GQ
523 Parrs Wood Road, Manchester, M20 5GQ
521 Parrs Wood Road, Manchester, M20 5GQ
525 Parrs Wood Road, Manchester, M20 5GQ
30 Maywood Avenue, Manchester, M20 5GR
29 Maywood Avenue, Manchester, M20 5GR
26 Maywood Avenue, Manchester, M20 5GR
33 Maywood Avenue, Manchester, M20 5GR
28 Maywood Avenue, Manchester, M20 5GR
27 Maywood Avenue, Manchester, M20 5GR

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
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH