

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130401/FH/2021

Date registered valid: 14 May 2021

Proposal: Erection of porch to front with projecting canopy, single storey rear extension, hip to gable conversion and installation of rear dormer and elevational alterations to provide additional living accommodation

Address: 5 Maitland Avenue, Manchester, M21 7ND

Ward(s): Chorlton Park Ward

Applicant: Mr Eran Livne, 5 Maitland Avenue, Manchester, M21 7ND

Agent (if any): Mr Matthew Hargreaves Back Room Architecture & Design 313 Barlow Moor Road, Manchester, M21 7GH

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 September 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 June 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 21 May 2021 Expired: 11 June 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick, cream render and red tiles, with a hipped roof and original single storey outrigger. The plot includes a front garden, driveway and rear garden.

Description of area

Maitland Avenue is predominantly residential in nature, located off Barlow Moor Road in Chorlton Park and close to small parades of shops and eateries as well as plenty of greenspace.

Description of development

The applicant wishes to demolish the outrigger and build a new flat roofed single storey rear extension, a front porch, a rear box dormer and a hip to gable roof alteration, to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey rear extension, porch, hip to gable alteration and rear box dormer to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The rear extension, sited south-east of the house, would replace the existing outrigger, projecting 3.5m to the rear, with a width of 5.84m and a maximum height of 3.67m. It would be sited 0.38m from the shared boundary with the adjoining semi. The depth of the ground floor extension accords with that which is stipulated within policy DC1 (3.65m) and accords with the height contained within the GPDO (2015). The front porch would have a width of 2.17, a depth of 0.77m and a height of 3.18m. It would feature a 2.56m high canopy projecting a further 0.9m. The porch could be built under permitted development if its height was reduced by just 18cm, therefore it is considered acceptable in scale. The proposed rear dormer and hip to gable extension would create new living space in the loft. The dormer would measure 5.97m in width, 2.48m in height and 3.6m in depth, creating an additional 26.65 cubic metres of roof space. There would be a slight setback from the ridge and a setback from the eaves of 0.4m. The hip to gable roof alteration would extend the ridge by 3.95m, with a height of 2.8 metres and a gable width of 7.84 metres, creating an additional 14.45 cubic metres of roof space. The overall additional roof space created would have a volume of 41.1 cubic metres, which is below the threshold for non-terraced houses under permitted development (of 50 cubic metres). The rear extension, porch and roof extensions are considered subservient to the main house and appropriately sited and scaled, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The works would be constructed of materials to match the existing house, including cream render, red brickwork and roof tiles and uPVC windows (this has been conditioned). The new gable would be rendered to match the existing first floor, containing an obscured block window to the staircase. The dormer would be clad in hanging tiles to match the rest of the roof, which is to be re-tiled at the same time. The flat roofed porch and rear extension would both be rendered also. The porch would feature a door surrounded by glazed panels and the rear extension would feature high-level windows to the side and sliding doors opening onto the garden. Rear and porch extensions can be seen at many other houses in the vicinity, however roof extensions are relatively rare in this location. Originally the plans showed vertical timber cladding to the dormer face and cheeks, however this was deemed inappropriate given the uniform materials in the area and lack of precedent for both timber cladding/contemporary materials and for roof extensions in general, particularly as the roof is visible from Barlow Moor Road. Hence negotiations took place to ensure the dormer would be

clad in hanging tiles which are in-keeping with the property and wider area. The revised scheme is not considered to cause undue harm to the streetscene. The proposed materials are to match and the design is to be expected of such development, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor area.

Residential amenity – Due to the siting and relatively small scale of these extensions, it is not considered that the works would result in a significant loss of daylight, sunlight or privacy (the side-facing block window at first/second floor has been conditioned to be obscured glazed) for the adjacent occupiers and thus would not cause undue harm to residential amenity. In addition to this, no objections were received from local residents.

Conclusion – The proposals comply with policies DM1, DC1, SP1 and the NPPF, they received no objections and are not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The revised proposal is deemed acceptable and development may commence in accordance with the approved drawings and the following conditions.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 drawing numbered '02_0001 Rev B', stamped as received by the City Council as Local Planning Authority with the application form on the 25th August 2021.

Reason - To ensure 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 extensions and dormer hereby permitted shall match those specified on the submitted drawing '02_0001 Rev B' including brickwork, render and roof tiles to match existing.

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) Before first occupation the proposed first and second floor window in the side elevation, facing No.7 Maitland Avenue, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

1 Maitland Avenue, Manchester, M21 7ND

7 Maitland Avenue, Manchester, M21 7ND

Ground Floor, 245D Barlow Moor Road, Manchester, M21 7QL

Ground Floor Right, 245D Barlow Moor Road, Manchester, M21 8AU

14 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

17 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

19 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

6 Maitland Avenue, Manchester, M21 7WB

23 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

24 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

25 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

26 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

27 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

13 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

15 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

16 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

18 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

20 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

22 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY

21 Fielden Court, 245 Barlow Moor Road, Manchester, M21 7AY
3 Maitland Avenue, Manchester, M21 7ND
2 Maitland Avenue, Manchester, M21 7WB

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