

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132643/FH/2022

Date registered valid: 6 January 2022

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

Address: 4 Daneswood Avenue, Manchester, M9 6HQ

Ward(s): Charlestown Ward

Applicant: Mr John Moxon 4 Daneswood Avenue, Manchester, M9 6HQ

Agent (if any): Mike Walker Flat 506 Phoenix Building, 72 Chapeltown Street, Manchester, M1 2EY

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

Recommendation: Approve

Date of recommendation: 03.03.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11.02.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 January 2022 Expired: 1 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a two storey mid terraced property situated within a residential area of Crumpsall in North Manchester. The property incorporates hard landscaping and off street car parking to the front, a rear garden and patio area with boundary treatment in the form of timber fencing along the rear and shared boundaries. Additionally, this property incorporates a private alleyway running to the front of the property.

The remainder of the area is predominately residential in nature and houses are mixture of similar terraced housing and semidetached properties.

Description of development

The application seeks consent for the erection of a single storey rear extension to form additional living accommodation. The applicant 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 02 March 2022 and attached revised plans).

Drawing: A101A stamped as received by the City Council, as Local Planning Authority on 02 March 2022.

The proposed single storey rear extension accommodates an open plan kitchen area including bi-folding doors along the rear elevation and 2 additional rooflights. The proposed extension incorporates nearly the full width of the existing rear elevation a distance of 0.15m against the shared boundary with 2 Daneswood Avenue. A maximum height of 3.3m with a height of the eaves 2.6m is proposed, with approx. rear projection of 3.6m.

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

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 to be 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 visual amenity of the area and impact on the neighbouring properties' residential amenity.

Issues

Residential Amenity

Revised drawings were received March 2nd 2022, the plans include a reduction in the rearward projection of the rear extension, addressing concerns relating to the bulkiness and overly nature of the extension. On balance the revised single storey rear extension is deemed acceptable in terms of residential amenity upon the existing property and surrounding properties due to the orientation and dimensions of the extension. The proposed extension would have a hipped roof and although the rear extension would be sited approx. 0.2m away from 2 Daneswood Avenue's shared boundary, the neighbouring property existing outrigger footprint would effectively screen the majority of the proposed rear extension's footprint causing minimal overshadowing and overbearing impacts on the neighbouring property. Therefore, it is deemed consistent with principles set out in DC1 of the UDP and SP1 and DM1 of the Core Strategy.

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

Visual Amenity

The new door feature is 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 element does not pose additional over looking or intrusive sight lines since it is positioned to overlook the rear of the property's garden. Therefore, it is considered that the proposal is acceptable in design terms and would not give any adverse impacts on the character of the property or surrounding area.

Velux type windows would be incorporated within the roof of the proposed extension to provide additional natural lighting. A condition shall be applied to any approval granted regarding no further windows in any of the elevations.

Design and Appearance

The proposed extension is in keeping with the original property and the proposed materials would match the existing materials of the existing house. The extension to the rear would not be visible in the context of the street scene, and is acceptable in design terms.

Bin Storage

There is sufficient amenity space to the rear of the property to allow the applicant to bring the bins to kerbside on collection day.

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: Approval

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to guide the application through all the 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 Act 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:

A101A stamped as received by the City Council, as Local Planning Authority on 02 March 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 (2012).

- 3) The materials to be used on the external surfaces of the extension hereby submitted 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any 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.

Appendix 1 – List of consultees & neighbours notified

85 Victoria Avenue East, Manchester, M9 6HE
6 Daneswood Avenue, Manchester, M9 6HQ
83 Victoria Avenue East, Manchester, M9 6HE
81 Victoria Avenue East, Manchester, M9 6HE
8 Daneswood Avenue, Manchester, M9 6HQ
2 Daneswood Avenue, Manchester, M9 6HQ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH1