

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132230/FH/2021

Date registered valid: 16 November 2021

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

Address: 5 Grindley Avenue, Manchester, M21 7NE

Ward(s): Chorlton Park Ward

Applicant: Mr Povey, 5 Grindley Avenue, Manchester, M21 7NE

Agent (if any): Roger Green, 3 Alder Drive, Altrincham, WA15 7YG

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10.01.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 December 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 November 2021

Expired: 8 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

Description of site/building

This application relates to a two storey interwar style semi detached property. The property is of brick construction with a hipped roof. The property is as built with no extension or lean to. There is a deep front garden and a rear garden that varies in length between 9.3 metres and 17 metres. At the side of the property is a 1.5 metre wide path.



Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The property is located within a residential area. The attached semi is to the north west and has not been extended. To the south east in the side elevation and rear garden of the adjacent property on Grindley Avenue, again this property is not extended. The rear garden adjoins the rear garden of a house on Grindley Avenue.

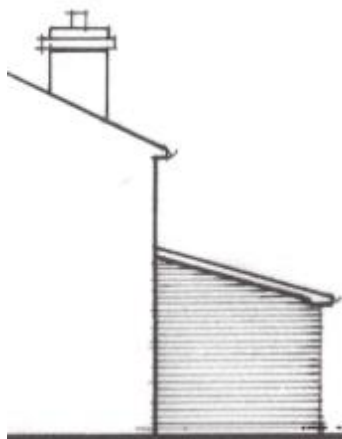


Description of development

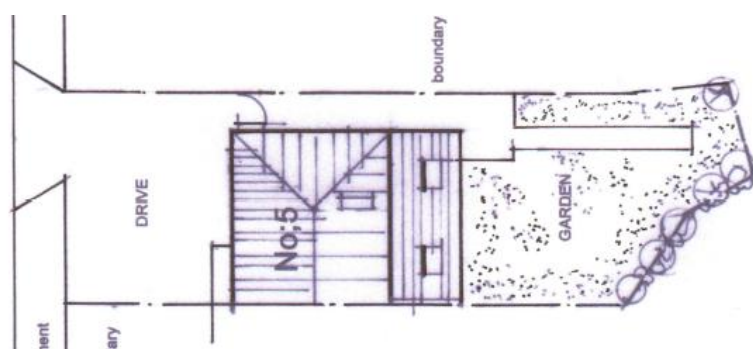
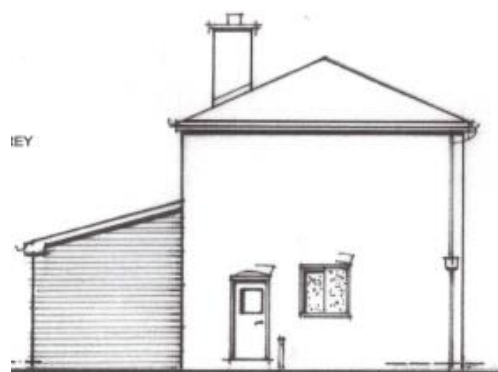
Consent is sought to erect a single storey rear extension across the full width of the property. The extension would be of brick construction with a mono pitch roof. It would project 3.36 metres and be 3.9 metres at its highest point and 2.6 metres to the eaves.



REAR ELEVATION.



WEST ELEVATION. (



The proposed extension would have a set of French doors with side panels and a single window in the rear elevation and two roof lights. There are no windows or doors in the side elevations.

Consultations & Notification Responses

Local Residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC1 which sets down the criteria to be considered in determining applications for residential extensions, including the desire to extend to meet the occupiers changing needs and the need to protect the amenity of the area.

Issues

Principle

The proposed extension accords with the principle of extending a property to meet the changing needs of the occupiers and is therefore considered acceptable.

Scale

With a projection of 3.36 metres the proposed extension is too large to be permitted development but is within the 3.65 metres deemed acceptable by policy DC1. In terms of height the proposed extension would be within the limits prescribed for permitted development. Whilst this is a small property it is considered that the proposed extension would be subservient to the host property. On balance it is considered that the scale of the proposed extension is acceptable.

Design

There are no issues with the design of the proposed extension.

Residential amenity

Windows are situated either in the rear elevation or the roof of the extension. The windows face down the long rear gardens and therefore it is considered that there would be no significant overlooking or loss of privacy.

The proposed extension is quite modest in terms of its projection and only marginally over what would be permitted development, thus whilst the adjoining property is to the northwest of the extension it is not considered that the extension would have a significant overbearing impact. The adjacent property to the southeast is separated by paths at the side of each property and therefore there would be no overbearing impact.

On balance it is considered that the proposed extension would not adversely impact on residential amenity.

Refuse

The proposed extension will not adversely impact on the existing arrangements for the storage of refuse.

Conclusion.

The proposed extension is quite modest in its scale and it is considered that the proposal accords with Council policy and is acceptable in all respects.

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 issues arising from the consideration of this 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 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:

RG/SP/02 received 11 November 2021

RG/SP/03 received 11 November 2021

RG/SP/04 received 11 November 2021

RG/SP/05 received 11 November 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 development hereby approved shall be constructed using materials that match those used in the original property in terms of size, colour and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

7 Grindley Avenue, Manchester, M21 7NE
11 Grindley Avenue, Manchester, M21 7NE
9 Grindley Avenue, Manchester, M21 7NE
3 Grindley Avenue, Manchester, M21 7NE
13 Grindley Avenue, Manchester, M21 7NE
30 Maitland Avenue, Manchester, M21 7WE
28 Maitland Avenue, Manchester, M21 7WE

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