

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131947/FH/2021

Date registered valid: 18 October 2021

Proposal: Erection of single storey rear extension and creation of steps, on side elevation, to form new access to cellar

Address: 63 Grange Avenue, Manchester, M19 2FZ

Ward(s): Burnage Ward

Applicant: Mr. Abbott 63 Grange Avenue, Manchester, M19 2FZ

Agent (if any): Mr Dixey DSquare Architects 2 Poplar Avenue, Altrincham, WA14 1LF

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 25 October 2021 Expired: 15 November 2021

Neighbour notifications

Printed: 25 October 2021 Expired: 15 November 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:

Tree Preservation Order:

Description of site / building / area

This application relates to a large bay fronted period semi-detached dwellinghouse in the Burnage ward of Manchester. The surrounding area comprises substantial dwellinghouses in predominantly semi-detached and detached configurations. To the east of the site are a group of social housing, i.e. 6 blocks of flats over 3 storeys with a brick construction, gable elevations and pitched tiled roofs.

Despite the age and character of the application property, it is not listed and it is not in a conservation area. The siting of the house is set back from the front boundary. Off-street parking comprises of a front driveway for several vehicles, including a garage and outbuildings along the side elevation which abuts the common shared boundary with no. 65 Grange Avenue, extending approximately 14.49m along this boundary, whilst retaining a distance of approximately 4.29m between the rear building line of the original dwellinghouse. The existing side access retains a width of approximately 3.39m.

The rear garden of the application site is significantly long and wide, approximately 51.38 metres depth from the rear façade of the existing dwellinghouse and approximately 10 metres wide. The application building has an existing basement, with stepped access along the rear elevation.

The frontage of the existing dwellinghouse includes the most significant aspects of its character comprising of a pair of semi-hexagonal bays with integral pitched dormer roofs with a centrally located chimney. The main roof has a pitched roof configuration with the central ridge running from west to east.

Description of development

The submitted proposal relates to the erection of a single storey rear extension and creation of steps, on side elevation, to form new access to the existing cellar.

The proposed single storey rear extension which would serve an extended kitchen/living room would measure: (approximately length 4000mm x width 8068mm x maximum height 4277mm [measured to the pitch of the roof lantern]). It would be sited along the common shared boundary with no. 61 Grange Avenue and project from the rear building line of the existing house, whilst being flush with the existing side building line along facing the side elevation of no. 65 Grange Avenue. The proposed roof configuration would comprise a flat roof, with two roof lanterns slightly projecting above it. The proposed rearward extension would have a window along the side elevation, including bi-fold doors facing the rear garden.

As the existing stepped access to basement along the rear elevation would be lost to accommodate the proposed single storey rear extension; the proposal would also comprise of elevational alterations involving a new basement access and door involving the creation of new steps (with metal railings), along the side elevation. The proposed structure would measure approximately (length 2694mm x width 785mm x height 1099mm). It would retain a width of approximately 1810mm from the common shared boundary fence with no. 65 Grange Avenue; whilst also retaining a distance of approximately 7321mm from the front bay window and 5115mm from the rear building line of the of the proposed single storey rear extension.

In terms of external facing materials, it is intended to use materials matching those on the existing house.

Consultations & Notification Responses

1. Local residents - No comments, objections or representation received.
2. Environmental Health - have advised the following to be attached to any recommendation for planning approval:
 1. DEMOLITION/CONSTRUCTION PHASE* Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

*The applicant should refer to https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9 and IAQM/EPUK Construction Guidance at: <http://iaqm.co.uk/guidance/>.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

2. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique

and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.
- ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Principle of development

The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey rear extension) – This application property is sited within a substantially large plot of land, with the house set back some distance from the front boundary. The proposed development would comprise a single storey rear extension which would have a flat roof with two roof lanterns. It is considered that this proposal would not give rise to significant impact in terms of the proposed massing of the extensions to the neighbouring properties, nor is it considered to have an undue impact along the streetscene or neighbouring houses, specifically; nos. 61 and 65 Grange Avenue. Furthermore, it is considered that the proposed height of the rearward extension would be acceptable in terms of its impact on residential amenity, as there are no overbearing or overshadowing impacts.

Impact of works (elevational alterations comprising of a new basement access and door and the creation of new steps (with metal railings) along the side elevation) - In terms of the proposed elevational alterations, these would largely fall within the criteria general permitted development in terms of the erection of the railings, and creation of a door opening. However, the excavation from the basement steps is considered to be an engineering operation and has been considered as part of the proposed development. Most of the proposed structure would be below ground level with only the metal railings visible above ground level. In addition, given that the application property is sited within a substantially large plot of land, and the siting of the house is set back from the front boundary, the proposed location of these elevational alteration would not be unduly visually intrusive along the streetscene.

Impact of works (Design and appearance) - In terms of the single storey rear extension, the design would reflect the characteristics of development in the area and therefore it is not considered that it would not unduly harm the character of the building or the general area. With regard to the proposed elevational alterations comprising of a new basement access and door and the creation of new steps (with metal railings) along the side elevation, the proposed materials would be consistent with those on the existing house. Additionally, the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset; however, a condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking / Highways issues) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected. Refuse bins can still be stored within curtilage, screened behind boundary treatment.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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. The local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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 form, received by the City Council as the Local Planning Authority on 18 October 2021.
- Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 18 October 2021.
- Block Plan, DRW. NO. 2115-01, Rev P2, received by the City Council as the Local Planning Authority on 18 October 2021.
- EXISTING FLOOR PLANS, DRW. NO. 2115-02, Rev P1, received by the City Council as the Local Planning Authority on 18 October 2021.
- EXISTING ELEVATIONS, DRW. NO. 2115-03, Rev P1, received by the City Council as the Local Planning Authority on 18 October 2021.
- PROPOSED FLOOR PLANS, DRW. NO. 2115-04, Rev P2, received by the City Council as the Local Planning Authority on 25 October 2021.
- PROPOSED ELEVATIONS, DRW. NO. 2115-05, Rev P2, received by the City Council as the Local Planning Authority on 25 October 2021.
- Supporting Information, received by the City Council as the Local Planning Authority on 18 October 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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the application form and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved 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 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the development hereby approved other than those stated on:

- PROPOSED FLOOR PLANS, DRW. NO. 2115-04, Rev P2, received by the City Council as the Local Planning Authority on 25 October 2021.
- PROPOSED ELEVATIONS, DRW. NO. 2115-05, Rev P2, received by the City Council as the Local Planning Authority on 25 October 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informative

1) Construction/demolition works shall be confined to the following hours :-
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

The applicant should refer to
https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9 and
IAQM/EPUK Construction Guidance at: <http://iaqm.co.uk/guidance/>.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

65 Grange Avenue, Manchester, M19 2FZ

67 Grange Avenue, Manchester, M19 2FZ

61 Grange Avenue, Manchester, M19 2FZ

59 Grange Avenue, Manchester, M19 2FZ

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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Area Team Boundary - Name: NORTH2