

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130819/FH/2021

Date registered valid: 3 August 2021

Proposal: Retrospective application for the erection of single storey rear extension and access to basement on front elevation replacing lightwell and installation of rear dormer to provide additional living accommodation along with cladding works and other elevational alterations

Address: 14 Beaufort Avenue, Manchester, M20 1LL

Ward(s): Didsbury West Ward

Applicant: Mr A McLaughlin, 14 Beaufort Avenue, Manchester, M20 1LL

Agent (if any): Mr D Lamb, Platt White Partnership 2 Peacock Avenue, Winsford, CW7 1TB

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 September 2021



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 06.09.2021
Standard consultations: Printed: 9 August 2021 Expired: 30 August 2021
Neighbour notifications Printed: 9 August 2021 Expired: 30 August 2021
Site notice: Posted: 7 September 2021 Expired: 28 September 2021
Press advert Published: 17 August 2021 Expired: 7 September 2021
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Albert Park Conservation Area 1988
Tree Preservation Order: Not applicable

Description of site/building

The application site is a 3-storey plus basement Victorian mid-terrace garden-fronted dwelling house situated on the south side of Beaufort Avenue in the Albert Park Conservation Area.

The red brick property has paved the front garden and there is a small yard at the rear opening onto an ungated alleyway. There is an original 2-storey outrigger at the rear which has a sloping monopitch roof.

Description of area

The site is within a short, tree-lined terraced cul-de-sac off the eastern side of the Burton Road Local Centre. This side of Burton Road going south and east is characterised by similar terraced Victorian housing including a similar cul-de-sac at Montrose Avenue immediately to the south. Many front gardens and boundary walls have been lost to in-curtilage parking at the front as this is an area of high parking demand.

The west side of Burton Road, together with both sides north and south fronting onto Burton Road mainly comprise parades of independent shops and cafes, bars and restaurants with good public transport connections including a Metrolink tram stop a short distance away.

Description of development

At the time of the site visit, the works in this application were almost fully completed. The description of development has therefore been amended to reflect the retrospective nature of the works:

Retrospective application for the erection of single storey rear extension and access to basement on front elevation replacing lightwell and installation of rear dormer to provide additional living accommodation along with cladding works and other elevational alterations

Consultations & Notification Responses

Neighbour notifications – No comments received.

West Didsbury Residents' Association – No objections subject to the dwelling remaining as a family (Class C3a) dwelling and views of neighbours are considered.

Issues

The application is subject to assessment under the following policies within the Development Plan for the impacts on residential and visual amenity including the impact on the Conservation Area:

Saved UDP policies: DM1 and DC18.1

Residential Amenity

The residential amenity impacts are acceptable for this development. The main element of the



proposal which could impact on existing levels of residential amenity is the rear dormer. Although it is not sited in off the eaves, its impact is not materially dissimilar to other dormers on rear elevations, including that at No.12 to the west which has a small set back. This is however required for aesthetic purposes and not to mitigate overlooking.

Houses at Montrose Avenue have windows over all three storeys on their outriggers which face the rear of the site. The window to window distance is just over 12 metres which falls short of the generally accepted 21 metre gap. However, the fact of there being windows facing across the alleyway as a fact of the original design, means that a degree of mutual overlooking is firmly established.

There are no residential amenity concerns arising from the basement or elevational alterations and no comments received on statutory notification from neighbours.



Visual amenity including impact on the conservation area

NPPF guidance within paragraph 190 requires that local planning authorities assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of

a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The Council's evidence comprises the designation description of the Albert Park Conservation Area. This identifies the special characteristics within the designated land as relating to the architectural details of buildings and their (often) mature tree-lined setting. The front elevations of residential dwellings are given particular emphasis although views within the designated land are also important.

The current appearance of the rear elevations of the terrace on the south side of Beaufort Avenue is discordant. The original unified appearance and regular rhythm has been generally lost through cumulative development that has not been sensitively managed. Of note, and standing west of the site, is a flat-roof first floor extension to No.10. This has some considerable bulk which effectively obscures views of the ground floor of the site from the Burton Road street view.

In assessing the impact of the proposal, Paragraph 192 (c) of the NPPF requires that local planning authorities take account of the desirability of new development making a positive contribution to local character and distinctiveness, whilst saved UDP policy DC18.1 and Core Strategy policy EN3 emphasise the importance of preserving and enhancing heritage assets.

The proposals will have an impact to some extent on the appearance of the dwelling in the Conservation Area. At the rear, and whilst dormers are not an original feature of this house type, it can be justified on the basis that they are in evidence with deemed consent; for example, at No.12 immediately adjacent to the west, and on the roof of the outrigger at No.8. There are also dormers at 7 Beaufort Avenue, and at Nos. 2, 21 and 26 Cresswell Grove to the east. More recently, the Council has approved similarly scaled dormers within the Conservation Area at 3 Stratford Avenue further south (116085/FH/2017) and 23 Cavendish Avenue (127665/FH/2020).

The timber material on the rear face of the outrigger is incongruous although within the brick palette, whilst the painted timber dormer assimilates with the slate material and render is seen within the context of the site.

Although the dormer is not set in, the change in materials between the first floor and the dormer creates a sense of separation between storeys. In combination, and as the majority of elevational alterations are not obvious in the street scene with limited views from within the rear alleyway and Burton Road, their impact is considered to be neutral.

Notwithstanding this and bearing in mind paragraph 192 (c), the proposal represents an attractive and high-quality elevational treatment. It establishes a precedent for adding visual interest and a clean, contemporary finish and therefore represents an enhancement to its appearance, without any harm to the wider Conservation Area.

The black aluminium materials used for the lightwell door on the front elevation is low key and will be largely concealed behind 1 metre high black painted railings. These would originally have been a feature of this house type when the basement was in use and so will not appear incongruous even if this feature was repeated along the street.



Other matters

Comments were received on notification from the local residents' association for West Didsbury. WDRA raised no objection to the proposal provided that the dwelling would remain as a family home and neighbours' comments were considered. As noted above, no comments were received from neighbouring occupiers.

In relation to the first point, there are no indications from the drawings, and given the expense that has been spent on the alterations, to suggest that the property will be in use for anything other than a single family dwelling within the C3a Use Class. There are therefore no reasonable grounds on which to attach a condition specifying that this remains the case.

As the development is retrospective and in situ, there is no requirement for a condition requiring that materials are implemented in accordance with the submitted plans.

On this basis, the proposal is considered to have acceptable impacts on residential and visual amenity in accordance with saved UDP policies DC1 and DC18.1, Core Strategy policies SP1, DM1 and EN3 and with the provisions in Chapter 16 of the NPPF (2021).

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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to the conditions below and for the reasons outlined in the delegated report. The application received no comments on public notification and has been determined in a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 3rd of August 2021:

The Application Form

Existing Plans, Elevations and Location Plan Dwg. Ref: 01 Rev A

Proposed Plans and Elevations Dwg. Ref: 02 Rev A

Heritage Statement prepared by the Platt White Partnership

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

11 Montrose Avenue, Manchester, M20 2LA

11A Montrose Avenue, Manchester, M20 2LA

15 Montrose Avenue, Manchester, M20 2LA

12A Beaufort Avenue, Manchester, M20 1LL

12 Beaufort Avenue, Manchester, M20 1LL

Flat 2, 16 Beaufort Avenue, Manchester, M20 1LL

Flat 1, 16 Beaufort Avenue, Manchester, M20 1LL

15 Beaufort Avenue, Manchester, M20 1LL

13 Beaufort Avenue, Manchester, M20 1LL

11 Beaufort Avenue, Manchester, M20 1LL

Flat 1, 11 Beaufort Avenue, Manchester, M20 1LL

Flat 2, 11 Beaufort Avenue, Manchester, M20 1LL

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

Conservation Area - Albert Park Conservation Area 1988

Area Team Boundary - Name: SOUTH