

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131161/FH/2021
Date registered valid: 24 September 2021
Proposal: Erection of a single storey rear extension and erection of pitched roofs to existing two storey rear outrigger and single storey side extension
Address: 4 Parnell Avenue, Manchester, M22 4BX
Ward(s): Northenden Ward

Applicant: Ben Thorley 4 Parnell Avenue, Manchester, M22 4BX
Agent (if any): Mark Bergin Agden A.S Pack Garage Mobile Homes, 18 Agden Brow, Lymm, WA13 0UA
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 17th November 2021



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 27 September 2021 Expired: 18 October 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

The site relates to a two storey semi detached property in the Northenden ward area of Manchester. The property benefits from a single storey side and two storey rear extension.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature

Description of development

Erection of a single storey rear extension and erection of pitched roofs to existing two storey rear outrigger and single storey side extension

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments have been received as a result of this proposal.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management

- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

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

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There is one previous planning applications relating to this site as follows.

Planning reference number: F10008 – for new porch front of dwellinghouse and extension at rear to form a Utility Room with extended kitchen and bedroom.

Residential Amenity

The applicant proposes the erection of a single storey rear extension and erection of pitched roofs to existing two storey rear outrigger and single storey side extension.

Rear extension

The applicant proposes the erection of a single storey extension to the rear which would adjoin an existing two storey rear projection forming an infill to the rear from the side wall up to the shared boundary with the adjoining semi detached property. The projection off the rear wall would be 2.6m approximately in line with the existing projection. Bi folding doors are proposed with the inclusion of a roof light within the mono pitch sloping roof. Given the orientation of the property to the adjoining semi-detached property together with the limited projection along the boundary, it is not considered that there would be any overshadowing or loss of light given by the introduction of an extension in this location.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Existing Garage/ extension/side

A garage and utility room is located on the side of the property which has an existing flat roof. The applicant proposes to replace this roof with a mono pitch sloping roof. Given that a built form

along this elevation has already been established, it is considered that the addition of a sloping roof which deviates away from the neighbouring property is considered to be an acceptable change and would provide a design more in keeping with the style of the original property.

Existing Rear two storey extension

In addition, the applicant proposes replace the flat roof of the existing two storey rear extension with a dual pitch sloping roof with the inclusion of two roof lights. The ridge of the new roof would be set down considerably from the existing roof ridge of the property and therefore in this instance is considered to be acceptable.

The extensions would be visible from the public highway and therefore would feature within the street scene, however, the character of the area has been retained. Houses in the immediate vicinity are themselves altered and extended, front, side and rear extensions are particularly popular; therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

In terms of residential amenity. it is considered that there would be no overlooking, loss of privacy or overshadowing to properties around the site, therefore the surrounding occupiers' privacy should not be impacted. It is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design and appearance

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use brick and tile as specified in the application form.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse storage

The storage of bins are not affected by this proposal as adequate space to the side is retained, therefore the bins would be screened from within the street scene which accords with policy EN19 of the Core Strategy.

Parking

The driveway would be retained to the front of the property and therefore is not affected by this proposal

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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. No significant problems have arisen during 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:

Received 24th September 2021 Existing and Proposed Plans and Elevations

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 to be used on the external surfaces hereby permitted shall match those as specified on the application form/drawings 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

3 Parnell Avenue, Manchester, M22 4BX
2 Parnell Avenue, Manchester, M22 4BX
6 Parnell Avenue, Manchester, M22 4BX
41 Gibwood Road, Manchester, M22 4BR
39 Gibwood Road, Manchester, M22 4BR

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 45M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH