

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130488/FH/2021

Date registered valid: 27 July 2021

Proposal: Erection of single storey rear extension

Address: 13 Olney Avenue, Manchester, M22 8AB

Ward(s): Northenden Ward

Applicant: Naheem, 47 Sedgeborough House, Manchester, M16 7EU

Agent (if any): Mr Nick Howard, 29 Riverside Avenue, Irlam, M44 6DR

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10th November 2021



Application details

Type of application:	Full Householder Application
Development type:	Householder
Standard consultations:	Printed: 2 August 2021 Expired: 23 August 2021
Neighbour notifications	Printed: 2 August 2021 Expired: 23 August 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 comprises a two storey end terrace property in the Northenden ward area of Manchester. The roof is hipped reflecting the predominant design of roof in the immediate area. The property lies at the end of a Cul de sac which backs onto properties along Shayfield Drive. Gardens lie to the front, side and rear of the property with boundary treatment made up of timber fencing and hedging.



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

The applicant is proposing the erection of a single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

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

MCC Flood Risk Management – should the application be approved, attach condition.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 have been five previous planning application relating to this site as follows:

Planning reference number 125485/FH/2019 - Approved - 18.03.2020 Erection of a part single, part two storey rear extension and a part single part two storey side extension to provide additional living space.

Planning reference number 126841/JO/2020 - Returned - Variation of condition no. 2 (approved drawings) attached to planning permission 125485/FH/2019 to allow for an increase in the size of the previously approved house extensions

Planning reference number 126873/FH/2020 - Refused - 30.07.2020 Part-retrospective application for the erection of a part single, part two storey rear extension and a two storey side extension to provide additional living accommodation

Planning reference number 128079/FH/2020 - Refused - 23.11.2020 - Erection of a part single part two storey side and part single part two storey rear extension to provide additional living accommodation

Planning reference number 130330/LE/2021 - Approved - 13.07.2021 - Certificate of lawful existing development for the erection of a single storey side extension to dwelling

Residential Amenity

The applicant proposes the erection of a single storey rear extension to provide additional living space.

The projection off the rear wall would be 3.4 metres projecting beyond the side wall of the house by approximately 3.2 metres. The roof would be a mono pitch sloping roof with the inclusion of three roof lights. There would be 2 large windows and double doors on the rear elevation.

It is not anticipated that the proposed rear extension would provide any significant loss of sunlight and is considered to be acceptable. Especially given the gap retained to the shared boundary of no. 11 Olney Avenue.

In terms of residential amenity 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

Although the extension would be visible from the public highway and therefore would be a feature within the street scene, the character of the area would be retained. The appearance is acceptable and its impact upon visual amenity is considered negligible.

The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse, 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 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. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Bins

The storage of refuse bins are not affected by the proposal, which accords with policy EN19 of the Core Strategy.

Parking

Existing car parking arrangements are not affected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, 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 on 31st October 2021 numbered 03 Revision A Proposed Plans

Received on 31st October 2021 numbered 04 Revision A Proposed 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 of the extension hereby permitted shall match those of the existing building 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) No development shall commence until the flood risk assessment (dated 19th August 2021) has been updated, resubmitted to and approved in writing by the local planning authority. For the avoidance of doubt, as per the government standing advice, the assessment must be updated to include the following additional information:

- Consideration of flood safety measures such as signing up for EA flood warnings and setting finished floor levels in accordance with national guidance should be specified within the report.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

11 Olney Avenue, Manchester, M22 8AB
47 Shayfield Drive, Manchester, M22 8DT
45 Shayfield Drive, Manchester, M22 8DT
43 Shayfield Drive, Manchester, M22 8DT
41 Shayfield Drive, Manchester, M22 8DT
15 Olney Avenue, Manchester, M22 8AB

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH