

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132316/FH/2021

Date registered valid: 29 November 2021

Proposal: Erection of a part first floor and part two storey rear extension and conversion of garage together with associated elevational alterations

Address: 16 Fairway Avenue, Manchester, M23 9JP

Ward(s): Brooklands Ward

Applicant: Mr Carmine Del Ponte, 16 Fairway Avenue, Manchester, M23 9JP

Agent (if any): Mr Nasar Ishfaq, JAAN Architects Ltd, 37 Sudbury Drive, Stockport, SK8 3BT

Case officer: Constance Phillips
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Recommendation: Approve

Date of recommendation: 21 January 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 July 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 1 December 2021 Expired: 22 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey detached C3 dwellinghouse of brick with a pantile gable roof. The property features existing (historic) two storey side, single storey side and rear and front porch extensions (F05586 – 1976, F07709 – 1977, 051585/FH/SOUTH3/97 – 1997). The corner plot includes a front, side and rear garden containing established planting and high hedging, plus two driveways with sliding gates.

Description of area

Fairway Avenue is residential in nature, located off Brooklands Road within the Brooklands ward of Wythenshawe near the boundary with Trafford. The estate is characterised by detached gable-roofed family dwellinghouses with generous gardens and benefits from its proximity to Moor Road tram stop and Timperley District Centre.

Description of development

The applicant is seeking permission to build a part two storey, part first floor rear extension, along with elevational alterations and conversion of half of the double garage, to provide additional living accommodation. Previously very similar works were approved under ref 130458/FH/2021 and this is a re-submission on account of a few minor alterations to the design.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

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

Unitary Development Plan (UDP 1995) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

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

Issues

Principle – The principle of building a first floor and two storey rear extension to provide additional living space for a family dwellinghouse is acceptable given the provisions of saved UDP policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Changes to original approval – The deviations from the original approval include:

- A small rooflight installed in the original rear roof slope (non-material)
- Change in window type (opening) for two ground floor windows within the side elevation facing Fairwood Road (non-material)
- Change in garage door/opening design (non-material)
- Internal balcony now one larger opening instead of two smaller openings

Siting, scale and massing – The extension would sit at the rear/side corner, facing Fairwood Road, half over the existing garage and half behind. It would project 4.9m to the rear, with a width of 6.5m, an eaves height of 5.5m and a maximum height of 7.5m. The extension would be flush with the existing side elevation and roof height and would be set 2.9m from the boundary shared with No.9 Fairwood Road. The side elevation would contain an internal balcony, 2.3m in height and 3.9m in width. The rearward depth exceeds policy DC1 (3.65m) however as the property is detached the 4.9m projection is considered acceptable given the size of the plot and adequate gap to boundaries. Many properties on this estate has already been significantly increased via two storey extensions, including No.15 Fairway Ave, No's 2, 3, 4, 8, 9 and 10 Fairwood Road and No's 5, 7, 11 and 13 Goodwood Ave, most with ridge heights to match existing. Considering the precedent, the location of the extension and scale of the existing property the works are considered to be subservient and appropriately scaled and sited, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including facing brickwork, render, roof tiles and white uPVC windows/doors, which has been conditioned. The dual pitched roof would feature a gable to match existing, facing Fairwood, with an internal first floor balcony below, featuring an arched opening, 3.9m in width and 2.3m in height, with a glazed balustrade. Below this would sit the rendered double garage, with half retained and featuring a new arched opening with sliding door behind. The

rear elevation would be blank and the side elevation facing into the garden would contain two small windows at first floor. At ground floor, behind the garage, would sit a carport-like structure, providing a covered patio with French doors to the converted room adjacent to the garage. The side elevation would be visible from Fairwood Road however due to the setback from the highway, established boundary treatment and appropriate materials it would not form an overly prominent feature within the street scene. The design is to be expected of such development and is considered in-keeping with the rest of the building and locality, therefore the appearance of the development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor wider area.

Residential amenity – The extension would be sited 2.9m from the boundary shared with the nearest neighbour, No.9 Fairwood Road. This neighbouring property does not have any windows in the side elevation facing the proposal, hence their rooms are not expected to lose sunlight nor privacy. The orientation of the properties means parts of the neighbouring plot are overshadowed by the original dwelling in the evening already and the addition of this rear extension would not make this situation significantly worse. The internal balcony to the proposed bedroom would not provide greater views over neighbouring plots than a Juliet window would and faces the properties on the north side of Fairwood Road at a distance of 25m+, hence this element is not considered to infringe upon surrounding occupiers' privacy. Originally the balcony also featured a rear opening facing No.9 but this was negotiated away to prevent overlooking. No objections were received from local residents and the revised proposal is considered acceptable in terms of its impacts upon residential amenity.

Conclusion – The storage of refuse and off-street parking provision remain as existing, in line with policy DM1. The revised proposal also broadly complies with policies DC1, SP1 and the NPPF and is not considered to cause undue harm to the residential amenity of surrounding occupiers nor the visual amenity of the property or wider street scene. The proposed development is therefore deemed acceptable and construction may continue in accordance with the following conditions and approved drawings.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawing numbered '16FAIR', stamped as received by the City Council as Local Planning Authority on the 29th November 2021.

Reason - To ensure 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, as stated on the submitted application form and drawing.

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.

Appendix 1 – List of consultees & neighbours notified

31 Fairway Avenue, Manchester, M23 9JP
9 Fairwood Road, Manchester, M23 9JR
14 Fairwood Road, Manchester, M23 9JR
11 Fairwood Road, Manchester, M23 9JR
10 Fairwood Road, Manchester, M23 9JR
12 Fairwood Road, Manchester, M23 9JR
14 Fairway Avenue, Manchester, M23 9JP

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