

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131903/FH/2021

Date registered valid: 12 October 2021

Proposal: Erection of a two storey side extension to provide additional living accommodation

Address: 7 Mottram Avenue, Manchester, M21 7LX

Ward(s): Chorlton Park Ward

Applicant: Morris, 7 Mottram Avenue, Manchester, M21 7LX

Agent (if any): Greenfield, Flat 103, Salford Town Hall, Bexley Square, Salford, M3 6DD

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 October 2021 Expired: 16 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: No

Tree Preservation Order: No

7 Mottram Avenue is residential in nature and lies within an estate of mixed house styles and materials in the Chorlton Park Ward of Manchester.

Description of development

The applicant wishes to build a two storey side extension to provide additional living accommodation would create a larger kitchen/dining area and bedroom accommodation.

There is no previous planning history at the property.

Negotiations

The proposed scheme has been amended to include a 2m wooden boundary fence on the common boundary between the application site and 37 Floyd Avenue, and the introduction of obscure glazing to the first-floor bedroom window.

Consultations & Notification Responses

Local residents were consulted, and no comments or objections were received.

Issues

Design and Appearance - The proposal is for the erection of a two-storey side extension to provide additional living accommodation to be finished in materials to match the existing

dwelling. It is considered that the proposal would not have an adverse impact upon the visual amenity of the host dwelling. The proposal is considered to be acceptable having regard to policy DC1 of the Unitary Development Plan, which takes into account the needs of the occupant. The extension has an element of subservience as the design of the existing front elevation has a set back and the extension knits into the existing forward projection, which allows articulation within the front elevation of the host dwelling house. Furthermore, the two-storey side extension allows a significant gap to the boundary maintaining the established setting.

Scale and Massing and impact on Residential Amenity - The proposal which is roadside would not adversely impact on any neighbouring property by virtue of overlooking, loss of light or overbearing impact. The ground floor concertina patio doors and the ground and first floor windows to the side would offer no further overlooking than from the existing side as a 2 metres high wooden fence coupled with the existing foliage would be introduced to overcome initial concern relating to the implementation of the patio doors. Furthermore, the ground and first floor side windows would be obscurely glazed.

There scheme would not impact upon parking or bin storage on site.

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

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in

dealing with the planning application. Further information was sought from officers during the application and amendments were made to the proposal.

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:

The Location Plan, stamped as received on the 12 October 2021 and Drawing Number AL01, received electronically on the 6 December 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 external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwelling house, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) Prior to the first occupation of the development, the ground floor toilet facility and the first floor side bedroom shown on drawing number, AL01, received electronically on the 6 December 2021, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

37 Floyd Avenue, Manchester, M21 7WG
25 Leeswood Avenue, Manchester, M21 7LR
27 Leeswood Avenue, Manchester, M21 7LR
8 Mottram Avenue, Manchester, M21 7LX
6 Mottram Avenue, Manchester, M21 7LX
5 Mottram Avenue, Manchester, M21 7LX
35 Floyd Avenue, Manchester, M21 7LU

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) -
Area Team Boundary - Name: SOUTH