

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132247/FH/2021

Date registered valid: 17 November 2021

Proposal: Erection of single storey side extension

Address: 9 Stanton Avenue, Manchester, M20 2PG

Ward(s): Didsbury West Ward

Applicant: Mr David Carmichael, 9 Stanton Avenue, Manchester, M20 2PG

Agent (if any): Mr Philip Kirk, Plans and Planning, 1A Petworth Lodge, 1A Hillbrook Rd, Stockport, SK7 2BT

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 January 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 December 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 30 November 2021 Expired: 21 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 large detached two storey C3 dwellinghouse of redbrick with a slate gable end roof. The property features bay windows to the front and rear, oriel windows to the side and small dormer windows within both slopes. The generous plot includes a large front garden, driveway to the side and garden to the rear, bounded by brick walls, timber fencing and established planting.

Description of area

Stanton Avenue is a leafy residential street in West Didsbury, which runs between Barlow Moor Road and the River Mersey and comprises of large detached family dwellinghouses and modern 3-4 storey blocks of apartments. The area benefits from its proximity to the Burton Road local centre.

Description of development

The applicant is seeking permission to build a single storey side extension, with new roof over existing rear bay and a raised patio. Various single storey rear extensions have been approved in the past, none of which have been implemented:

075913/FH/2005/S2 - Erection of single storey rear extension – Approved 2005

113509/FH/2016 - Erection of a single storey rear extension – Approved 2016

126965/FH/2020 - Erection of a single storey rear extension – Approved 2020

127875/FH/2020 - Erection of single storey rear extension and raised decking – Approved 2020

Consultations & Notification Responses

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

West Didsbury Residents Association – No objection to the proposal.

Policies

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

Unitary Development Plan (UDP) - 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 single storey side extension, with elevational alterations and a raised patio, to provide additional living space is acceptable. However consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey side extension would be sited towards the rear, projecting 1.8m from the side elevation, with a width across the rear of 3.46m and a depth of 7.2m, extending beyond the main rear wall by 1.24m to come flush with the rear bay. It would have a flat roof height of 3.1m to the side and a maximum height of 3.7m at the rear. This would create additional floor space for covered passageway to the basement. It would be sited along the boundary shared with the block of flats at No.7 and setback from the principal elevation by approximately 4.5m. The new mono-pitched roof would extend over the existing bay at the rear and a raised patio, with a height of 0.75m, would replace the existing sets of steps, as approved under 127875/FH/2020. The relatively small extension would not project beyond the existing rearmost wall, the height of the roof is in proportion to the rest of the outrigger and the dimensions accord with Permitted Development, hence the siting and scale of the proposed addition is deemed acceptable in accordance with policies DC1, SP1 and DM1.

Design and impact upon visual amenity and conservation area – The extension would be clad in anthracite grey feather edge timber, with Silva timber shingles for the pitched element of the roof. The front elevation and side elevation facing No.7 would be blank. The south-east-facing rear elevation would contain a door to the basement steps and two narrow tall windows. The stone patio would occupy the full width of the original rear elevation, with 4 steps down to the garden due to the high internal floor level. Due to its location towards the rear with a significant setback and the established planting along the boundary and within the front garden,

the development would not feature prominently within the street scene of Stanton Avenue. The materials and style of the works is contemporary which will contrast well with the traditional Victorian villa. Considering the relatively minor scale of the addition, which is proposed to be constructed of high quality materials, the proposal is not considered to harm the character of the house or wider street scene, particularly given the property is not listed nor located with or adjacent to a conservation area.

Residential amenity – Due to the scale, orientation and siting the proposal is not considered to cause undue disamenity to neighbouring occupiers. The nearest property is the flats at No.7 to the north of the site, which sits 4.5m from the shared boundary and therefore should not experience a significantly loss of sunlight owing to the proposed extension. There are no side-facing windows proposed for the extension and the 0.75m high patio is sited 3.5m from the shared boundary, however there is established planting along this boundary, as well as a 2.2m high fence, thus overlooking of and loss of privacy is not deemed an issue. In addition to this, no objections have been received from local residents, therefore the proposal complies with policies DM1 and SP1 of the Core Strategy in terms of impacts upon residential amenity.

Conclusion – The proposal is deemed to comply with policies DM1, SP1 and EN3 of the Core Strategy, saved policy DC1 of the UDP and the NPPF. The application received no objections and the works are not thought to cause undue harm to the existing levels of residential amenity currently enjoyed by neighbouring occupiers nor harm the visual amenity of the dwelling house or wider street scene. The proposed works are therefore deemed acceptable and may commence 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 issues have arisen during the consideration of this application and it has been determined in a timely manner and in accordance with the development management policies.

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 revised drawings numbered 'Bregs100' and 'Bregs101', stamped as received by the City Council as Local Planning Authority on the 5th January 2022.

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 specified on the submitted drawing 'Bregs101 - 05/01/22'., including:

- Anthracite grey feather edge timber cladding to match window frames
- Silva timber shingles

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

Flat 34, Beech House, The Beeches, Manchester, M20 2AH
Flat 32, Beech House, The Beeches, Manchester, M20 2AH
Flat 29, Beech House, The Beeches, Manchester, M20 2AH
Flat 26, Beech House, The Beeches, Manchester, M20 2AH
Flat 24, Beech House, The Beeches, Manchester, M20 2AH
Flat 21, Beech House, The Beeches, Manchester, M20 2AH
Flat 18, Beech House, The Beeches, Manchester, M20 2AH
Flat 16, Beech House, The Beeches, Manchester, M20 2AH
Flat 13, Beech House, The Beeches, Manchester, M20 2AH
Flat 11, Beech House, The Beeches, Manchester, M20 2AH
Flat 8, Beech House, The Beeches, Manchester, M20 2AH
Flat 5, Beech House, The Beeches, Manchester, M20 2AH
Flat 3, Beech House, The Beeches, Manchester, M20 2AH
Flat 2, Beech House, The Beeches, Manchester, M20 2AH
2 Stanton Avenue, Manchester, M20 2PG
Flat 6, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 1, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Beech House, The Beeches, Manchester, M20 2AH
Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
11 Stanton Avenue, Manchester, M20 2PG
Flat 2, 11 Stanton Avenue, Manchester, M20 2PG
Flat 1, 11 Stanton Avenue, Manchester, M20 2PG
Flat 36, Beech House, The Beeches, Manchester, M20 2AH
Flat 35, Beech House, The Beeches, Manchester, M20 2AH
Flat 33, Beech House, The Beeches, Manchester, M20 2AH
Flat 31, Beech House, The Beeches, Manchester, M20 2AH
Flat 30, Beech House, The Beeches, Manchester, M20 2AH

Flat 28, Beech House, The Beeches, Manchester, M20 2AH
Flat 27, Beech House, The Beeches, Manchester, M20 2AH
Flat 25, Beech House, The Beeches, Manchester, M20 2AH
Flat 23, Beech House, The Beeches, Manchester, M20 2AH
Flat 22, Beech House, The Beeches, Manchester, M20 2AH
Flat 20, Beech House, The Beeches, Manchester, M20 2AH
Flat 19, Beech House, The Beeches, Manchester, M20 2AH
Flat 17, Beech House, The Beeches, Manchester, M20 2AH
Flat 15, Beech House, The Beeches, Manchester, M20 2AH
Flat 14, Beech House, The Beeches, Manchester, M20 2AH
Flat 12, Beech House, The Beeches, Manchester, M20 2AH
Flat 10, Beech House, The Beeches, Manchester, M20 2AH
Flat 9, Beech House, The Beeches, Manchester, M20 2AH
Flat 7, Beech House, The Beeches, Manchester, M20 2AH
Flat 6, Beech House, The Beeches, Manchester, M20 2AH
Flat 4, Beech House, The Beeches, Manchester, M20 2AH
Flat 1, Beech House, The Beeches, Manchester, M20 2AH
Flat 4, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 2, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 5, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT
Flat 3, Stanton Gardens, 7 Stanton Avenue, Manchester, M20 2PT

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
Area Team Boundary - Name: SOUTH