

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132092/FH/2021

Date registered valid: 1 November 2021

Proposal: Erection of single storey rear extension, rear dormer, 2no. front rooflights and associated elevational alterations including removal of rear chimneystack and demolition of lean-to rear store

Address: 24 Whalley Avenue, Chorlton, Manchester, M21 8TU

Ward(s): Chorlton Park Ward

Applicant: Ms Carolyn Gordon, 24 Whalley Avenue, Chorlton, Manchester, M21 8TU

Agent (if any): Mrs Magdalena Haener, Pride Road Manchester South, 110 Great Stone Road, Manchester, M16 0HD

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

Recommendation: Approve

Date of recommendation: **21st 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: 5 November 2021 Expired: 26 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

The site relates to a two storey mid terraced property in the Chorlton Park ward area of Manchester. A garden is to the front with a rear yard at the rear. The property has an existing two storey rear outrigger forming an L shape to the rear with a small single storey outhouse, a small rear projection off the lounge which appears to be an original feature as replicated by other properties along this row.

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

Description of area

This is primarily a residential area in character.

Description of development

Erection of single storey rear extension, rear dormer, 2no. front rooflights and associated elevational alterations including removal of rear chimneystack and demolition of lean-to rear store

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. One letter of objection has been received in respect of this application. Summary of comments as follows;

- The proposed extension would compromise light in my kitchen, as the proposed structure has a wall facing my only kitchen window
- The wall is a couple of metres away from this window

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 are no previous planning applications relating to this site.

Residential Amenity

The application proposes the erection of a single storey rear extension, rear dormer, 2no. front rooflights and associated elevational alterations including removal of rear chimneystack and demolition of lean-to rear store. Concerns have been raised by a local resident in relation to loss of light and wall facing window. The property has a two storey rear outrigger with a single storey outhouse and small rear projection which appears to be an original feature as shared by other properties along this road.

Single storey

Following demolition of the single storey rear projection, the proposed extension would project 2.5 metres from the rear wall in line with the existing rear outrigger measuring approximately 3.0 metres in height with a further projection of a window measuring approximately 250mm,

The roof would be flat with the inclusion of a roof light. Elevational alterations include replacing the existing rear window on the outrigger with double doors leading into the rear yard.

The extension given its projection off the rear wall would normally constitute permitted development, however, due to the projection off the side wall, the application is therefore considered against policies. Concerns were raised in relation to the loss of light and facing a brick wall due to the location of the extension. Although there would be some loss of light early in the morning, it is not anticipated that there would be a significant loss of light or overshadowing particularly in the evening as the sun moves round. It is acknowledged that a built form would be along the shared boundary with the adjoining property, however, given the gap to the neighbouring window and as the structure is single storey and its projection is 2.5 metres, this is considered to be an acceptable addition to the property.

The roof

The proposal includes the demolition of the chimney stack which currently adjoins the neighbours' chimney. The proposal also includes the installation of a rear dormer window which would form an L shape in the roof and outrigger with the inclusion of 2 x roof lights to the front elevation. The dormer would extend the width of the roof set down from the ridge height extending along the outrigger. A Juliet balcony is proposed and a large window which overlooks the rear garden, however it is not anticipated that there would be any further overlooking afforded by the addition of a Juliet balcony or window in this location than already exists from the rear windows at first floor.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area.

On balance, the extension and rear dormer 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.

Roof lights to the front

The City Council considers that the introduction of roof lights to the front slope would not provide visual harm to the character of the property or area and is therefore an acceptable addition to the property.

The extension and rear dormer would not be visible from the public highway and therefore would not feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed extension and dormer is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be brick with the introduction of render and grey tiles for the dormer 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.

Disabled access

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal, as there would be continued access to the rear, which accords with policy EN19 of the Core Strategy.

Parking

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 1st November 2021 numbered 04 Rev C Proposed Cellar, Ground Floor and First Floor Plans

Received 1st November 2021 numbered 05 Rev C Proposed Loft Floor and Roof Plans

Received 1st November 2021 numbered 06 Rev B Proposed Section 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

26 Whalley Avenue, Chorlton, Manchester, M21 8TU

21 Whalley Avenue, Chorlton, Manchester, M21 8TU

23 Whalley Avenue, Chorlton, Manchester, M21 8TU

22 Whalley Avenue, Chorlton, Manchester, M21 8TU

21 Cleveleys Avenue, Manchester, M21 8TS

19 Cleveleys Avenue, Manchester, M21 8TS

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