

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130028/FH/2021

Date registered valid: 4 May 2021

Proposal: Erection of single storey side extension to form additional living accommodation

Address: 1 Calverley Avenue, Manchester, M19 2JR

Ward(s): Burnage Ward

Applicant: Mr Yasir Nouman 1 Calverley Avenue, Manchester, M19 2JR

Agent (if any): Mr Mohammed Yaseen 2 Keble Avenue, Oldham, OL8 4HN

Case officer: Harriet Aidoo
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Recommendation: Approve

Date of recommendation: 9 November 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 7 May 2021 Expired: 28 May 2021

Neighbour notifications

Printed: 20 October 2021 Expired: 27 October 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:

Tree Preservation Order:

Description of site / building / area

1 Calverley Avenue is a bay fronted, first floor front façade rendered, hipped-roof, semi-detached dwellinghouse within a row of similar properties in a predominantly residential area of Burnage ward. The property is situated within a short and narrow cul-de-sac road, close to the junction with Burnage Hall Road and benefits from amenity space to the front, side and rear elevations. There is an existing detached outbuilding which is significantly set back from the frontage and is located in the rear garden along the common shared boundary with no. 25 Burnage Hall Road and no. 26 Burnage Lane, (measuring approximately - length 4726.94mm x width 3304.96mm), whilst retaining a depth of approximately 1017.01mm between the rear elevation and the common shared boundary with no. 26 Burnage Lane. There is also an existing front porch, (approximately - 714.31mm deep x 2181.67mm wide x 2934.99mm high); and a single storey lean-to rear extension, (approximately - depth 2221.43mm x width 6512.72mm x height 3625.79mm); including boundary treatment and off-street car parking for at least three vehicles.

Description of development

The submitted plan relates to the proposed erection of a single storey side extension to create additional living accommodation.

Upon initial assessment, the agent was advised that whilst the principle of extending the dwelling was acceptable, but matters relating off street parking provision, and refuse storage. Clarification was also requested regarding the proposed relationship along the shared boundary with no. 27 Burnage Hall Road as there is an existing outbuilding along the common shared boundary. A revised scheme was subsequently submitted and it is this scheme which is under consideration. Consent is sought for the erection of a single storey side extension which would be stepped-away from the common shared boundary with no. 25 Burnage Hall Road, leaving a gap of approximately 347.75mm. It would be flush with the front building line of the main house and would project along the side elevation, measuring approximately, (length 4906.34mm x width 2707.52mm x maximum height 3865.29mm), and would not project beyond the existing door along the side elevation of the original dwellinghouse. The proposed side extension would have a pitch roof, with windows facing Calverley Avenue. In terms of proposed external facing materials, the extension would be constructed in materials matching the existing house.

The proposed development would include the provision of a bin store along the northern side boundary with no.27 Burnage Hall Road. The layout also shows the retention of off-street car parking space.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

Neighbours were re-notified of the revised plans. No comments, objections or representations were received on this occasion.

2. Environmental Health

Recommend a condition relating to construction hours.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.

- Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 (Residential Extensions) is considered relevant.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.
- ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Following negotiations, revised plans were subsequently submitted, (dated 30/06/2021).

Principle

The principle of the proposal to create additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey side extension) - Given the existing context, and in light of the revised plan, it is considered that there would not be any significant adverse impacts from the proposed development. Furthermore, in light of the revisions to the initially submitted plan, it is not considered that the proposal would adversely affect the streetscene or neighbouring houses, or would it be out of character and therefore on balance and subject to conditions it is considered that the revised proposal would be acceptable in this location on this occasion.

Design and appearance - It is not considered that the revised proposal would unduly harm the character of the building or the general area. Additionally, the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset. It is also intended to match materials with that of the existing, although a materials condition has been attached to ensure that the materials are adhered to.

Waste management - The existing arrangement would be affected, as the side access would in-part be lost to accommodate the proposed extension. Therefore, it is intended to store wheeled bins at the front of the proposed extension, close to the common shared boundary with no. 25 Burnage Hall Road in a bin store, (length 1015mm x width 2027mm x height 1150mm).

Car parking - The existing arrangement would in-part be affected. However, it has been demonstrated that at least one off-street car parking space (depth 6000mm) would be retained.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is not considered that the revised proposal would be unduly overbearing, nor would it present privacy and overlooking concerns which would adversely impact upon residential or visual amenity. Moreover, refuse management and parking arrangements have been sufficiently demonstrated; pursuant with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1, DM1, SP1, EN19, T2; Saved Unitary Development Plan Policy DC 1; and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, matters relating to off street parking provision, and refuse storage were raised , and revised plans were submitted. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Location plan and Proposed Site location plan, with application site edge in red, received by the city council as the local planning authority on 04 May 2021.
- Existing and Proposed Floor Plans and Elevations, Drawing No. LC21317, Revision A, received by the city council as the local planning authority on 30 June 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 (July 2012).

3) The external facing materials to be used on the extension hereby permitted shall match those of the primary dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on: Existing and Proposed Floor Plans and Elevations, Drawing No. LC21317, Revision A, received by the city council as the local planning authority on 30 June 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester (July 2012).

5) The segregated refuse storage arrangements as shown on: Existing and Proposed Floor Plans and Elevations, Drawing No. LC21317, Revision A shall be implemented prior to the extension hereby approved being occupied , and this arrangement shall remain in perpetuity.

Reason - In the interests of visual and residential amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, SP1 and DM1 of the Core Strategy (July 2012).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy

Informative:

1) Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase.

*The applicant should refer to
https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9 and
IAQM/EPUK Construction Guidance at: <http://iaqm.co.uk/guidance/>.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

22 Burnage Lane, Manchester, M19 2HY
31 Burnage Hall Road, Manchester, M19 2LD
29 Burnage Hall Road, Manchester, M19 2LD
2 Calverley Avenue, Manchester, M19 2JR
3 Calverley Avenue, Manchester, M19 2JR
28 Burnage Lane, Manchester, M19 2HY
26 Burnage Lane, Manchester, M19 2HY
5 Calverley Avenue, Manchester, M19 2JR
30 Burnage Lane, Manchester, M19 2HY
24 Burnage Lane, Manchester, M19 2HY
27 Burnage Hall Road, Manchester, M19 2LD
25 Burnage Hall Road, Manchester, M19 2LD

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: NORTH2