

Planning**Strategic Development****Delegated officer report for planning application**

Application no. 131460/FH/2021

Date registered: 23 August 2021

Proposal: Erection of a single storey rear extension to form additional living accommodation following the demolition of the existing rear extension and storage shed

Address: 106 Victoria Avenue East, Manchester, M9 6HF

Ward(s): Charlestown Ward

Applicant: Mr Muhammad Nadeem Saeed

Agent (if any): Mr Rashid Mehmood I. Planning Services, 6B Cook Street
Bury, BL9 0RP

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adammitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18/10/2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 October 2021

Standard consultations:

Neighbour notifications: Printed: 31 August 2021 Expired: 21 September 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

Description of Site

106 Vitoria Avenue East relates to a brick built semi-detached dwellinghouse in the Charlestown area of North Manchester. The application site is located on the corner of Victoria Avenue East and Pennine Close, the property benefits from an existing single storey flat roof side extension, hard landscaping to the front and side, garden area to the rear, existing rear structure adjoining the property, off street car parking to the front, boundary treatment in the form of a brick wall and vegetation along the shared boundaries.

The remainder of the area is predominantly residential in nature and are houses of a similar style and size of the proposal site.

Description of Development

The application seeks consent for the erection of a single storey rear extension following the demolition of the existing rear structure and storage shed, to form

additional living accommodation. The proposal will have a rear projection of 4.2metres with a total distance of 7.4m from the rear shared boundary. The proposed rear extension will have a total eaves height of 2.5m, maximum height of 3.8m and have a total width of 13m, replacing the current built structure's position along the rear elevation and becoming flush with the existing side elevation.

Consultations

Local residents were notified however no responses were received.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

Principle

The proposed development is a single storey rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. Within this context the proposed extension would appropriately fit seamlessly into the character and scale of the surrounding urban fabric. However, consideration is given to the proposal's appearance, impact on the visual amenity of the area, and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

The proposed single storey rear extension is not considered to pose any additional residential or visual amenity impacts currently experienced by neighbouring occupiers. The rear extension will consist of a rearward projection of 4.2m, covering the full width of the existing rear elevation, creating a gap of 2.3m between the extension and the shared boundary along Close Road. On balance this application is considered not too have any detrimental impacts on the neighbouring properties in terms of overlooking, overshadowing or over-dominance. This is consistent with principles set out within DC1 of the Saved Unitary Development Plan and SP1 and DM1 of the Manchester Core Strategy.

The single storey rear extension is well hidden from Victoria Avenue East, with the wooden fence and vegetation acting as the boundary line to the rear of the property. This will not prevent visual amenity towards neighbouring occupiers and does not create an unsympathetic approach to the street character. This is considered acceptable against the principles set within DC1.4.

There are no windows proposed on the side elevations of the extension therefore mitigating the impacts of overlooking neighbouring properties.

The proposed development would also allow for amenity space to be retained along the front and rear of the application site, with the existing off-street car parking site to be maintained.

Overall the proposed extensions are considered to be subservient to the existing property and therefore does not create any significant impacts in terms of visual and residential amenity within the character of the general area.

Design and appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UPD policy DC1.

Parking

There is off street parking provided by the driveway at the front of the property, accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Waste Management

The site has sufficient land at the side and rear to maintain the appropriate storage of bins, including an entry point along the side boundary. It is considered acceptable and in accordance with Core Strategy policy EN19.

Negotiations

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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 Agree

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 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 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: Local plan and drawings numbers SHT 3 of 4 and SHT 4 of 4, received by the City Council as Local Planning Authority as City Council on 23 August 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 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

1 Pennine Close Manchester M9 6HR

2 Pennine Close Manchester M9 6HR

104 Victoria Avenue East Manchester M9 6HF

108 Victoria Avenue East Manchester M9 6HF

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- Not Affected

Coal Authority- Development Low Risk- Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary- Name: NORTH1