

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131702/FH/2021

Date registered valid: 20 September 2021

Proposal: Erection of single storey rear extension and installation of rear dormer, with rooflights to front roof slope and front porch to provide additional living accommodation

Address: 6 Fairview Avenue, Manchester, M19 2AN

Ward(s): Rusholme Ward

Applicant: Mr Ivan Garcia, 6 Fairview Avenue, Manchester, M19 2AN

Agent (if any): Mrs Magdalena Haener, Pride Road Architects, 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: 15th November 2021

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	2 nd November 2021
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 23 September 2021 Expired: 14 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

The site relates to a two storey gable fronted semi-detached property in the Rusholme ward area of Manchester. Brick bays are to the front with a decorative timber canopy above the entrance. A small garden is to the front with access along the side and small rear garden.



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

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking consent for the erection of a single storey rear extension and installation of rear dormer, with rooflights to front roof slope and front porch to provide additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 and installation of rear dormer, with rooflights to front roof slope and front porch to provide additional living accommodation

Single storey

The extension would project 3.0 metres from the rear wall projecting beyond the side wall by approximately 500mm measuring approximately 3.5 metres in height. The structure would extend across the rear wall of the property and up to the shared boundary with the adjoining semi-detached property. The roof would be flat with the inclusion of three roof lights. Sliding doors are proposed on the rear elevation leading into the rear garden. No windows are proposed on the sides.

The extension given its projection of the rear wall would normally constitute permitted development, however, due to the projection off the side wall the application is therefore considered against policies. It is not anticipated that there would be harm given by the addition of a structure in this location. In addition, no comments or objections have been received from local residents notified of this application.

The roof

The proposal includes the installation of a rear dormer window with the inclusion of 4 x roof lights to the front elevation. The dormer would extend the width of the roof set down from the ridge height. A large window is proposed which overlooks the rear garden, however it is not anticipated that there would be any further overlooking afforded by the addition of a window in this location than already exists from the rear windows at first floor. The introduction of roof lights to the front are considered acceptable in this location and are not believed to impact upon the visual amenity of the area.

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.

Porch

The applicant proposes a porch to the front of the property measuring 2m x 0.6m approximately with a sloping roof. This is considered to be an acceptable addition to the front of the property and is considered would not provide visual harm to the character of the property or area.

The extension and porch would be visible from the public highway and therefore would 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 and brick slip to match existing 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 20th September 2021 numbered 11 Rev A Proposed Floor Plans

Received 20th September 2021 numbered 12 Rev A Proposed Section

Received 20th September 2021 numbered 13 Rev A Proposed Elevations North and South

Received 20th September 2021 numbered 14 Rev A Proposed Elevations West and East

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

5 Fairview Avenue, Manchester, M19 2AN
8 Fairview Avenue, Manchester, M19 2AN
4 Fairview Avenue, Manchester, M19 2AN
7 Old Hall Lane, Rusholme, Manchester, M19 2AJ
5 Old Hall Lane, Rusholme, Manchester, M19 2AJ
9 Old Hall Lane, Rusholme, Manchester, M19 2AJ
3 Old Hall Lane, Rusholme, Manchester, M19 2AJ
3 Fairview Avenue, Manchester, M19 2AN
2 Fairview Avenue, Manchester, M19 2AN
1 Fairview Avenue, Manchester, M19 2AN

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) -
Area Team Boundary - Name: SOUTH