

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131910/FO/2021
Date registered valid: 13 October 2021
Proposal: Erection of a single storey rear extension
Address: 4 Freckleton Avenue, Manchester, M21 7PR
Ward(s): Chorlton Park Ward
Applicant: Miss Jessica Bolton, 4 Freckleton Avenue, Manchester, M21 7PR
Agent (if any): Mr Brian Taylor, Manchester Services for Independent Living - MSIL
Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 2 December 2021



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18 November 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 October 2021 Expired: 16 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 application site concerns the rear elevation of a mid-quasi semi situated on the south side of Freckleton Avenue in Chorlton. The property has French doors at the rear which open onto a patio that is covered over with a polycarbonate roof on a timber pergola frame.

The property has parking on a paved front garden and 14-metre long rear garden with irregular western boundary. This is formed of a 1.6-metre high timber fence.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area comprising a similar inter-war housing typology. It is 155-metres north of the River Mersey and Kenworthy Woods and 165-metres east of Chorlton Water Park. The A5103/M56 motorway is 365-metres to the east. The site is not within a Flood Risk Zone.

Description of development

Erection of a single storey rear extension.

The application has been submitted by MEAP and provides a 'safe space' for the occupier. It is accompanied by a Design and Access Statement which does not give further details of the disability.

Consultations & Notification Responses

Neighbour notifications – 9no. neighbours on Freckleton, Whiteholme and Caldervale Avenues were notified of the application; no comments were received.

Policy

The application is subject to consideration under the following development plan policies:

Saved UDP policy DC1

Core Strategy policies DM1 and SP1

Principle

The application proposes a single storey rear extension that is 4-metres in length x 3.5-metres to the apex and 3.4-metres wide. A window is proposed on the east-facing elevation and French doors on the rear. Two rooflights are proposed on the sloping monopitch roof and all materials are to match the existing.

Saved UDP policy DC1 makes provision for people to extend their homes to meet changing household needs, whilst policy DC1.5 specifically relates to the needs of disabled residents to adapt their homes. As such, the proposal is acceptable in principle.

The key issues in this application are the impacts on residential and visual amenity as set out below.

Issues

Residential amenity

The proposal is sited to make use of the existing ground floor layout to create a 'safe space' for the occupier. It comes off the rear elevation in approximately the location of the covered patio area where the timber pergola is presently sited. This takes account of the constraint formed by the kitchen alongside and adjoining dwellings either side, so is the only possible location for the extension.

A gap of 2.755 metres is retained to No.6 to the east, whereas the extension would be off-set by 528mm off the boundary with No.2 to the west. This corner property has a relatively small triangular garden at the rear with a larger garden to the side and front. Notwithstanding this, the rear garden is south-facing and the extensions' siting would not give rise to any significant overshadowing to warrant amendments. The side window and gap to No.6 would not give rise to any amenity concerns due to overlooking or overshadowing.



Although the extension is marginally over the length normally permitted under saved UDP policy DC1.3, it is justified on the basis of need for a disabled occupier under saved UDP policy DC1.5.

Visual amenity

The extension is of a typical design found in domestic dwellings. It has a rectangular plan form and sloping monopitch roof that creates a light and well-ventilated space extending from the rear lounge. The extension will be separated internally from the main living space by sets of glazed bi-fold doors which enable the extension to be used as a separate safe space.

The materials are brick and tile to match the existing which will help the extension to assimilate with the rear elevation. Being at the rear, it will nevertheless have very limited views in the street scene being sited 21.5-metres away from the nearest vantage point which is the Caldervale Avenue footway to the west.

On the basis of the above, the proposal is acceptable and in accordance with saved UDP policy DC1 and with the general principles within Core Strategy policies DM1 and SP1.

Other matters

Parking and bin storage are unaffected by the proposal.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. A total of 9no. neighbours on Freckleton Avenue, Caldervale Avenue and Whiteholme Avenue were notified of the proposal by letter. No comments were received, and the application has been determined in a timely manner.

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 plans and documents received on the 13th of October 2021:

Application Form
Location Plan
Existing Elevations
Existing Layout
Proposed Elevations
Proposed Layout
Design & Access Statement
Section Drawing
Drawing Notes
Photos

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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Application Form.

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 policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

5 Freckleton Avenue, Manchester, M21 7PR
41 Caldervale Avenue, Manchester, M21 7QE
43 Caldervale Avenue, Manchester, M21 7QE
39 Caldervale Avenue, Manchester, M21 7QE
5 Whiteholme Avenue, Manchester, M21 7PH
6 Freckleton Avenue, Manchester, M21 7PR
3 Freckleton Avenue, Manchester, M21 7PR
2 Freckleton Avenue, Manchester, M21 7PR
1 Freckleton Avenue, Manchester, M21 7PR

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH