

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131879/FH/2021

Date registered valid: 11 October 2021

Proposal: Erection of single storey side and rear extension, existing conservatory to be demolished (amendments to approved application 130551/FH/2021)

Address: 73 Dennison Avenue, Manchester, M20 1AJ

Ward(s): Old Moat Ward

Applicant: Mr. Johny Poulose, 73 Dennison Avenue, Manchester, M20 1AJ

Agent (if any): Mr. Niamat Ali, NA Design, 47 Egerton Road South, Manchester, M21 0YW

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 02.12.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 02.12.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 October 2021 Expired: 15 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is a semi-detached two storey dwellinghouse located within a residential area. The property has private amenity areas to the front and rear extending approximately 17m from the rear wall to the rear boundary. To the front is a small driveway and is set back from the main road frontage by a greened area and wide pavement/ access road.

Description of development

The proposals are for the erection of a single storey side and rear extension with a depth of 4.5m height to eaves of approx. 2.3m and overall height of approx. 3.5m, the extension would extend across the full width of the property at the rear and project a further 1.7m from the side gable wall of the property retaining a gap to the boundary with the neighbouring property of approx. 1.3m at the rear extent of the side but being placed on the boundary at its point closest to the front of the property as a result of the tapering boundary between the application property and number 71 Dennison Avenue. The proposals differ from those previously approved under planning permission reference 130551/FH/2021 as it projects along the side gable wall of the property by 2.4 metres with a maximum height of 3.5 and height to eaves at the front of approximately 2.6m. The extension would involve the demolition of the existing rear conservatory and would be constructed of materials to match the existing dwellinghouse.

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, no responses were received.

Policy

Relevant policy to this application is contained in the NPPF (2021) and Core Strategy policies DM1 and SP1.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Core Strategy policy DM1 indicates all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

Development in all parts of the City should make a positive contribution to neighbourhoods of choice including: creating well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income; protect and enhance the built and natural environment.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- a. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Issues

The principle of householders extending their properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential amenity and the character of the area. The majority of the application proposals have previously been considered acceptable through the granting of planning permission reference 131879/FH/2021. The addition of a further side element to the extension requires additional consideration.

Residential Amenity - The proposals are located to the rear and side of the property and would project sideways from the existing side wall by 1.7m. The rearward projection is longer than that generally accepted under policy DC1 (3.65 metres) but in this instance the element on the boundary with the adjoining property could be constructed under the prior approval process for larger householder extensions and in the absence of objection as is the case in this instance would be acceptable. There would be some overshadowing of the rear of adjoining property for a period in the morning but this is not considered so significant as to warrant refusal of the proposals.

The sideways projection would retain a gap to the boundary of with number 71 at its most rearward corner but due to the tapering of the boundary would be sited on the boundary at its most forward point. Given the proposal is single storey in nature it is not considered to have unacceptable impacts on the property at number 71 Dennison. A small window to a Wc is proposed on the side elevation and the submitted drawings indicate that this is to be obscurely glazed an appropriately worded condition is proposed to ensure this is retained.

Character of the Area - Given the location the proposals would have limited public viewing points from Dennison Road, the use of matching materials will also assist in the proposals being able to be assimilated into the area successfully. It is not considered that the proposal would give rise to unacceptable impacts on the character of the area.

Other matters- Bins could continue to be stored at the side of the property given the extension is set well back from the front of the property.

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 application has been determined in a positive and proactive manner in this instance no issue have arisen during consideration of the proposals and a decision has been issued within statutory timescales.

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:

Drawing references: NA-B01 Rev 1 'proposed floor plans', and NA-B02 Rev 1 'proposed elevations' as received by the City Council on 9th November 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 outbuilding hereby permitted shall be arranged and 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.

4) Before first occupation the window in the side elevation of the wet room as shown on the approved drawings shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

75 Dennison Avenue, Manchester, M20 1AJ
71 Dennison Avenue, Manchester, M20 1AJ
58 Dennison Avenue, Manchester, M20 1GF
56 Dennison Avenue, Manchester, M20 1GF
74 Old Moat Lane, Manchester, M20 1DD
13 St Catherine's Road, Manchester, M20 3EF
11 St Catherine's Road, Manchester, M20 3EF

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