

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130621/FH/2021

Date registered valid: 3 June 2021

Proposal: Erection of a single storey rear extension to create a covered terrace including alterations to the existing cellar steps

Address: 13 Hesketh Avenue, Manchester, M20 2QN

Ward(s): Didsbury West Ward

Applicant: Owner, 13 Hesketh Avenue, Manchester, M20 2QN

Agent (if any): Gavin Matz, Matz Architecture, 48 Welman Way, Altrincham, WA158WD

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 July 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 July 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 11 June 2021 Expired: 2 July 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

The application relates to a two storey semi-detached C3 dwellinghouse with a hipped slate roof, constructed of pale mixed brick, with red brick corners and lintels and blue brick decorative banding. The property features white timber sash windows, bay windows to 3 elevations and rear steps down into the basement level. The plot includes front and rear gardens bounded by brick walls and timber fencing, with a driveway.

Description of area

Hesketh Avenue is residential in nature and comprises of pairs of attractive semi-detached family dwellinghouses with lots of greenery within front gardens. The area benefits from its proximity to Didsbury Village centre, transport links and the River Mersey.

Description of development

The applicant wishes to swap the existing lightwell to the other side of the rear elevation in order to build a single storey rear extension, creating a covered terrace, whilst retaining external access to the cellar.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2019):

- Chapter 12 – Achieving well designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey rear extension along with elevational alterations and alterations to the basement access, to provide additional and improved living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The extension would project from the rear elevation, facing south-east, adjacent to the existing 0.67m rear bay. It would have a depth of 1.2m, a width 3.52m and a maximum height of 3.67m. The extension would leave a gap of 2.3m to the boundary shared with No.11 and 3m to the boundary shared with No.15. Below this a small extension to the basement where the access used to lie, with new access proposed by way of enlarging the existing lightwell at the bottom of the rear bay window adjacent to the extension. The existing metal railings would be removed and a wide set of steps (0.6m to the top step) would lead down onto the garden from the high internal floor level. The extension and associated works are relatively small in scale but could not be built under permitted development due to the non-matching materials, however it accords with the PD dimensions and is in proportion to the main house and considered subservient. Hence the scale and siting of the extension and basement steps are considered acceptable.

Appearance and visual amenity – The extension would have a flat roof and would be constructed from matching brickwork with timber cladding and anthracite grey aluminium windows and doors. The bay window would be refaced and given a flat roof containing a rooflight. The rear elevation of the extension would feature a wide set of bi-folding doors opening onto the garden, with blank side elevations. The design of the proposal is contemporary in style but to be constructed of appropriate materials which would ensure the extension would be in-keeping with the house and wider area. The immediate area is not a conservation area and features many extensions and alterations, therefore the character has already changed and a precedent for single storey house extensions has long been set. The development would not be visible from the street and hence would not feature within the street scene, hence the visual amenity of the house and area are not considered to be harmed by these works, pursuant to policies DM1, DC1 and SP1.

Residential amenity – The extension, by way of its siting and scale, is not considered to affect the levels of residential amenity currently enjoyed by the surrounding occupiers. The small 1.2m extension would not feature any side-facing windows and would be sited 2.3m and 3m from neighbouring properties No.11 and No.15 Hesketh Avenue, therefore no overshadowing,

overbearing or privacy issues are expected. In addition to this, no comments or objections have been received from the residents notified of this development, nor from any other parties, thus the proposal is not considered to noticeably impact upon existing levels of residential amenity.

Conclusion – The proposal complies with policies DM1, DC1 and SP1 and the NPPF, did not receive any objections and is not thought to harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or area, therefore the development is deemed acceptable and may commence in accordance with the following conditions.

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 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 and the application has been determined in a timely manner, in accordance with the policies within the Development Plan.

Condition(s) to be attached to decision for approval

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 drawings numbered: P2301, P3301, P3302, P2302, P1302, P1301 and P300, stamped as received by the City Council as Local Planning Authority with the planning application on the 3rd June 2021.

Reason - To ensure 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 building in type, size, colour and texture, as stated on the submitted 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 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

22 Claremont Grove, Manchester, M20 2GL
20 Hesketh Avenue, Manchester, M20 2QW
24 Claremont Grove, Manchester, M20 2GL
16 Claremont Grove, Manchester, M20 2GL
14 Claremont Grove, Manchester, M20 2GL
Flat 2, 17 Hesketh Avenue, Manchester, M20 2QN
14 Hesketh Avenue, Manchester, M20 2QW
11 Hesketh Avenue, Manchester, M20 2QN
17 Hesketh Avenue, Manchester, M20 2QN
Flat 3, 17 Hesketh Avenue, Manchester, M20 2QN
Flat 1, 17 Hesketh Avenue, Manchester, M20 2QN
18 Hesketh Avenue, Manchester, M20 2QW
16 Hesketh Avenue, Manchester, M20 2QW
15 Hesketh Avenue, Manchester, M20 2QN
20 Claremont Grove, Manchester, M20 2GL
18 Claremont Grove, Manchester, M20 2GL

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