

Planning

Strategic Development

Delegated officer report for planning application

Application no. 131596/FH/2021

Date registered: 7 September 2021

Proposal: Erection of two storey side and single storey rear extension to form additional living accommodation

Address: 23 Armadale Avenue, Manchester, M9 6HS

Ward(s): Charlestown Ward

Applicant: Mrs Liz Mackie

Agent (if any): Mr Mark Walsh 6 Harrycroft Road Stockport SK6 1NT

Case officer: Adam Mitchell
Tel: 0161 234 4165
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Recommendation: Approve

Date of recommendation: 15/11/2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 November 2021

Standard consultations: Printed: 17 September 2021 Expired: 8 October 2021

Neighbour notifications: Printed: 17 September 2021 Expired: 8 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site

This application relates to a semi-detached property, situated within a residential part of the Charlestown Ward. The property incorporates a splayed boundary with amenity space to the front, a substantial rear garden, existing off street car parking to the front and side with boundary treatment in the form of timber fencing along the rear and shared common 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 two-storey side and single storey rear extension to form additional living accommodation. The agent was advised early on in the planning application process surrounding concerns relating to the subservience of the development in relation to the

original property creating a detrimental impact upon the overall residential and visual impact upon the existing property, adjoining property and the overall surrounding area.

Following negotiation, the proposal has been revised in the interest of residential and visual amenity. Clarification has been provided in relation to the two-storey side setback of 4.9 metres and the single storey rear projection reduction to 4.5 metres, lessening the overly large and dominant impacts neighbouring occupiers would experience with the original application. The revised proposal is consistent and accords with DC1 of the Saved Unitary Development Plan Policy. (Email dated 09 November 2021 and attached revised plans).

Drawing- A102 REV2, A104 REV2, A114 REV2 and 103 REV2

The two-storey side extension accommodates a bathroom and utility area along the ground floor, with the first-floor element consisting of a bedroom. The two-storey side extension has a 4.9m setback from the principal elevation incorporating a depth of 6.8m and 4.5m rear projection. A tiled hipped roof would make up the extension's roof profile, with a height of the eaves of 5.5m and maximum height of 6.6m. The front elevation of the two-storey side would measure 3m wide increasing to 3.8m along the rear elevation. No windows are proposed along the first floor of the side elevation.

The proposed single-storey rear extension accommodates an open plan living room. The proposed rear extension incorporates nearly the full width of the existing rear elevation leaving a 0.2m distance between the shared boundary with 21 Armadale Avenue. A maximum height of 3.8m is proposed and will match the rear projection of the two-storey side, therefore becoming flush with the proposed rear elevation with a rear projection of 4.5m.

Consultations Response

Local residents were notified however no responses were received.

Environmental Health completed the following assessment:

Due to the proximity of the proposed extension to the M60 motorway (approx. 50m) we recommend the following condition to ensure the extension which is likely to include habitable rooms (bedroom and livingroom) meets our internal noise criteria.

NSE4(a)

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from [Main Street] and [Busy Road] shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq

b) Prior to first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and

requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect existing and future residents from noise disturbance

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

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.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

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.

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

UNITARY DEVELOPMENT PLAN SAVED POLICIES

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- 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 original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance)

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 Development Management- 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.
- Flood risk and drainage.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Principle

The proposed development is a two-storey side and 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. However, consideration must be 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

Revised drawings were received 9 November 2021 in relation to the two-storey side extension. The plans include a greater setback of 4.9m and reduction in the rear projection (4.5m) addressing the concerns surrounding the overly large and dominant built structure along the shared boundary with 25 Armadale Avenue. 0.5m is the closest distance with the shared boundary with 25 Armadale Avenue with this raising up to 2.5m at its furthest , however given its setback, relationship within the streetscene, and orientation of the extension it is deemed that minimal impacts would only be present.

On balance this is deemed acceptable in terms of residential and visual amenity upon the existing property and adjoining properties due to the positioning of the proposed two storey side extension, the splayed boundary, and orientation of the extension. These elements all contribute in preventing significant over bearing and intrusive impacts on the neighbouring property and therefore consistent with directives related to 2 storey side extensions within DC1.4 of the Saved Unitary Development Planning Policy;

- i) *the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved*

The proposed extension appears to have no windows along the first floor side elevation, with one window located on the ground floor. Additionally, fenestration elements are situated along the front and rear elevations of the extension overlooking the driveway and rear garden area. The proposed openings do not pose overdue intrusive sight lines issues into adjoining properties, maintaining privacy levels for neighbouring occupiers. A condition shall be applied to any approval regarding no further windows along the side elevations.

The proposed single storey rear extension has a reward projection of 4.5m becoming flush with the rear elevation of the proposed two storey side extension, covering nearly the full width of the original dwelling leaving a 0.2m distance with 21 Armadale Avenue. However, due to the orientation of the extension this will mitigate against any possible over-shadowing concerns for 21 Armadale Avenue.

The single storey rear extension is well hidden from Armadale Avenue, with the wooden fence 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.

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 not overly large or dominant within the streetscene. Therefore, this proposal 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. A related application was approved and implemented on 19 Armadale Avenue **117353/FH/2017** following similar dimensions and materials, therefore maintaining the character of the 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 polices DM1, EN1 and SP1 and saved UPD policy DC1.

Height, scale and massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed two-storey extension has tied in with the existing building. It is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

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

There is sufficient land to the rear and side of the property to store the bins without causing any additional residential amenity.

Environmental Health Comments

It is worth noting that it is not considered appropriate to implement the acoustic insulation condition onto this existing residential property and therefore this condition will not be attached to this approval.

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 documents and drawings. Location Plan and drawings numbers A102 REV2, A104 REV2, A114 REV2 and 103 REV2 received by the City Council as Local Planning Authority as City Council on 9 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 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.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings numbered A104 REV2, A114 REV2 by the City Council as Local Planning Authority on 9 November 2021.

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 Core Strategy for City of Manchester.

Appendix 1- List of consultees & neighbours notified

Environmental Health

21 Armadale Avenue Manchester M9 6HS

16 Armadale Avenue Manchester M9 6HS

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

Coal Authority- Surface Coal Resources- Name: Coal bearing strata at surface

Area Team Boundary- Name: NORTH1