

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 131523/FH/2021

**Date registered valid:** 31 August 2021

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

**Address:** 1 Sutcliffe Avenue, Manchester, M12 5TN

**Ward(s):** Levenshulme Ward

**Applicant:** Mr M Javed 1 Sutcliffe Avenue, Manchester, M12 5TN

**Agent (if any):** Mr Mudasir Nawaz NM Architectural Services Ltd 25 Brown Lane, Heald Green, Cheadle, SK8 3RR

**Case officer:** Ian Jarvis  
Tel: 0161 234 4079  
Email: [ian.jarvis@manchester.gov.uk](mailto:ian.jarvis@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 17 November 2021

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:**

**Standard consultations:**

Printed: 6 September 2021

Expired: 27 September 2021

**Neighbour notifications**

Printed: 8 November 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:**

**Tree Preservation Order:**

This application relates to a semi-detached property in a mostly residential area. The property is a corner plot, at the junction of Sutcliffe Avenue and Hemmons Road.

A previous application, for a two storey side extension, was withdrawn, in June 2021, due to concerns the LPA had about the potential impact of the extension upon an established building line on Hemmons Road (129904/FH/2021).

The current application is now proposing to erect a single storey side and rear extension to the property. The side extension would be set-back by approximately 4 metres, from the front of the property. It would then wrap around the corner of the house, projecting 3.3 metres rearwards and extending along the majority of the rear elevation of the house, coming almost up to the common boundary with no.3 Sutcliffe Avenue. The extension would have a pitched roof and would be constructed in materials to match the existing.

The extension would be set approximately 1.5 metres away from the side curtilage of the property, with Hemmons Road. In addition an existing single storey outbuilding, in the rear garden, would be reduced in size, in order to accommodate the proposed extension. Virtually all the properties, on this side of Sutcliffe Avenue, have these outbuildings, so this appears to have been part of the original house construction.

## **Consultations & Notification Responses**

Local residents - No comments received.

Highway Services - No objections.

Strategic Area and Citywide Support Manager - No comments (Gas membrane is not required).

## **Issues**

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

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;

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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and

disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable 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. paragraph 127).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that 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

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 states that 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 and 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.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved Policy 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 States that, 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).

Impact of works - This is a relatively small scale proposal, being single storey only and being set-back from the front of the property. The extension would be partially visible, from Hemmons Road, but it is set approximately 1.5 metres away, from the back of pavement, and there is a high 1.8 metre high wall along this boundary, and the extension would only be partially visible and would not therefore be prominent, compared to the previously proposed two storey extension, or have such a damaging impact upon the established building line on Hemmons Road.

At the rear the extension projects 3.3 metres and, at single storey only, it is considered unlikely that the extension would impact upon the amenities of neighbouring occupiers. The application did originally include an upper floor rear extension, but this has been removed from the scheme due to the potential impact upon adjoining occupiers. The extension does come almost up to the boundary with no. 3 Sutcliffe Avenue, but, potentially, as an alternative the applicant could have applied for a larger home extension, along this boundary, which could have been much longer than the extension shown.

Generally, in terms of design, scale and appearance it is not considered that the proposal would have an adverse impact upon the amenities of local residents or the visual amenity of the surrounding area.

## **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. In this case, negotiations were entered into, which resulted in the removal of the upper floor element of the rear extension.

## **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 site location plan and the drawings numbered SUT 001 rev. A, SUT-002 rev A, SUT-003 rev A, SUT-004 rev A and SUT-009 rev B, as it relates to car parking and waste management arrangements for the site, all, stamped as received by the City Council, as Local Planning Authority, on 31 August 2021, and the drawings numbered SUT-010 rev D and SUT-011 rev C, stamped as received by the City Council, as Local Planning Authority, on 8 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 Manchester Core Strategy.

3) The materials used to construct the external elevations of the extension hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on numbered SUT-010 rev D and SUT-011 rev C, stamped as received by the City Council, as Local Planning Authority, on 8 November 2021 unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouses, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

## **Informatives**

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health

3 Sutcliffe Avenue, Manchester, M12 5TN  
6 Gatling Avenue, Manchester, M12 5SX  
65 Hemmons Road, Manchester, M12 5ST  
4 Sutcliffe Avenue, Manchester, M12 5TN  
62 Hemmons Road, Manchester, M12 5TW  
4 Gatling Avenue, Manchester, M12 5SX  
75 Hemmons Road, Manchester, M12 5ST  
61 Hemmons Road, Manchester, M12 5ST  
60 Hemmons Road, Manchester, M12 5TW  
2 Sutcliffe Avenue, Manchester, M12 5TN  
2 Gatling Avenue, Manchester, M12 5SX  
73 Hemmons Road, Manchester, M12 5ST  
71 Hemmons Road, Manchester, M12 5ST  
69 Hemmons Road, Manchester, M12 5ST  
67 Hemmons Road, Manchester, M12 5ST  
63 Hemmons Road, Manchester, M12 5ST

## **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 -  
Area Team Boundary - Name: NORTH2