MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131259/FH/2021
Date registered valid:	4 August 2021
Proposal:	Erection of a single storey side and rear extension to form additional living accommodation
Address:	1 Kelstern Avenue, Manchester, M13 0XH
Ward(s):	Rusholme Ward
Applicant:	Mr Akikur Rahman 1 Kelstern Avenue, Manchester, M13 0XH
Agent (if any):	Mr Rashid Mehmood I. Planning Services 6B Cook Street, Bury, BL9 0RP
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**27th September 2021**

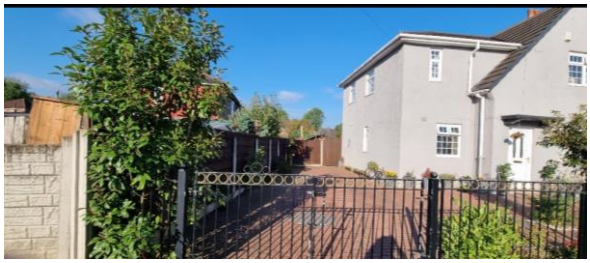


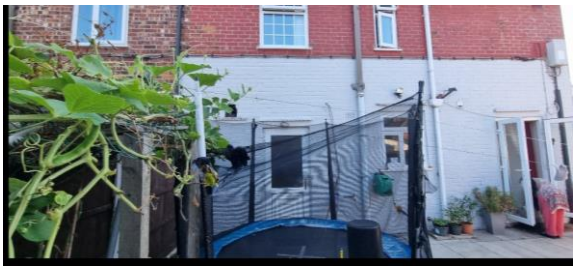
Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 12 August 2021 Expired: 2 September 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 site relates to a two storey semi detached property in the Rusholme ward area of Manchester. The property is located within an established residential area and predominantly characterised by family dwelling houses. The property has a projecting gable fronted elevation with gardens to the front and rear with off road car parking. The site is bounded by metal railings and gates to the front and timber fencing to the side and rear.





Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This area is primarily residential in nature

Description of development

Erection of a single storey side and rear extension to form additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments have been received as a result of this proposal.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- Policy DM 1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles
- Policy EN19 Waste
- The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does accords with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are no previous planning applications relating to this site.

Residential Amenity

The application proposes a single storey side and rear extension to create additional living accommodation. The extension would be in line with the front wall of the house extending along the side of the property projecting 3.0 metres beyond the rear wall. The extension would measure 2.5 metres in width with a gap retained to the shared boundary with no. 19 Thoresway Road decreasing towards the rear due to the angle of the application site. The extension would wrap around the property extending up to the shared boundary with the adjoining semi-detached property no 3 Kelstern Square. The roof would be a hipped roof to match the existing roof of the property.

A window is proposed on the front elevation with a large and small window proposed on the rear with two elongated windows either side of double doors. No windows re proposed on the side.

It is not considered that the introduction of a side and rear extension would provide visual harm to the adjacent or surrounding properties in the area. In addition, no comments or objections have been received from local residents notified of this application.

The extension would be visible from the public highway and therefore would feature within the street scene. The character of the area has been retained and is in keeping with the existing and other houses in the area and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension a is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

Although the extension would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The appearance is acceptable and its impact upon visual amenity is considered negligible. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house. The size and footprint of the proposed extension and dormer is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be an acceptable addition to the property and in terms of the proposed materials it is intended to use matching render, brick and tile as specified in the application form and on the drawings.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Refuse

Space for the storage of bins would be retained to the side of the property and therefore the storage of refuse bins are not affected by the proposal which accords with policy EN19 of the Core Strategy.

Parking

There would be continued off street car parking to the front of the property.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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 polices 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

Positive and proactive working - 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.

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:

Received on 4th August 2021 numbered Sheet 2 of 2 Proposed Plans and Elevations

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 hereby permitted shall match those as specified on the application form/drawings 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

2 Kelstern Avenue, Manchester, M13 0XH
3 Kelstern Avenue, Manchester, M13 0XH
23 Kelstern Square, Manchester, M13 0XW
19 Thoresway Road, Manchester, M13 0XN
17 Thoresway Road, Manchester, M13 0XN

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH