

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131332/FH/2021

Date registered valid: 12 August 2021

Proposal: Erection of a single storey side extension, alterations to roof of existing rear extension, installation of flue, together with installation of rear dormer to form additional living accommodation

Address: 27 Willoughby Avenue, Manchester, M20 6AS

Ward(s): Didsbury East Ward

Applicant: Sheehy, 27 Willoughby Avenue, Manchester, M20 6AS

Agent (if any): B Fasciato Fasciato Architects Ltd, 14A Regent Road, Altrincham, WA14 1RP

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 October 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 06.09.2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications Printed: 19 August 2021 Expired: 9 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 application site is a red brick, gable-ended semi-detached house situated on the northern side of the Willoughby Avenue cul-de-sac. It is a corner plot with a large triangular garden to the side, gardens at the front and rear and single storey rear extension.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area south of Austin Drive and north of the Didsbury District Centre.

Description of development

Erection of a single storey side extension, alterations to roof of existing rear extension, installation of flue, together with installation of rear dormer to form additional living accommodation.

The proposal provides an extended sitting room at ground floor and an en-suite bedroom at second floor.

The side extension has a depth of 1.6 metres beyond the existing 2.3-metre deep rear extension and is sited 6.3 metres back off the front elevation. It has a width of 4 metres and windows to all elevations.

The rear dormer is 2.7 metres in height x 5.6 metres wide and 4.4-metres deep (66.5 m³).

Consultations & Notification Responses

Neighbour notifications – No comments received.

Issues

The application is assessed for its impacts on residential and visual amenity under the following policies within the Development Plan:

Saved UDP policy DC1

Core Strategy policies SP1 and DM1

Residential Amenity

The application is considered to have acceptable impacts on residential amenity. The single storey extension is sited on the corner of the dwelling towards the rear with windows to all elevations overlooking the large side garden. As a result, and being single storey only, there are no concerns that the windows will give rise to any new overlooking opportunities.

The existing single storey extension will see a small increase in height to change the monopitch roof to a flat roof. This extension sits alongside the boundary with No.25 and, being an existing structure, will not entail any significant material change.



The final addition is the rear dormer which creates an en-suite bedroom. The bedroom window and one of 2 obscurely glazed bathroom windows will face the rear, a second window is proposed on the side elevation facing the side garden.

The dormer bedroom window would be sited approximately 19.3 metres away from the rear elevations of Nos.57-59 Austin Drive. This is just marginally short of the generally accepted 21-metre distance to avoid intrusive

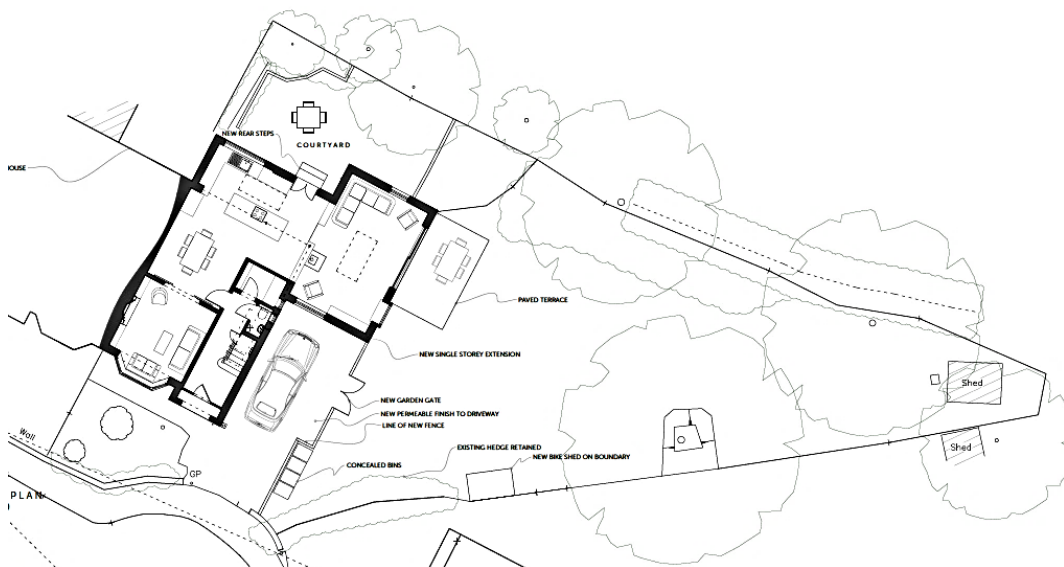
overlooking but given this is the existing distance between first floor bedroom windows, the dormer will not result in any more intrusive overlooking than afforded by the original layout of the estate.

Visual Amenity

Visually, the additions will have little perceptible impact from within the street scene. The ground floor side extension is sited 6 metres back from the front elevation taking account of retention of the driveway, whilst the dormer will sit within the original gable roof. There will be some visibility of the dormer as seen from the head of the cul-de-sac; however, this presents a very limited view.

Notwithstanding this, the additions are within a contemporary design language to contrast with the mid-C20 dwelling. They are subservient to the original house and are of a simple rectangular plan form. The materials propose a combination of brick to match on front-facing elevations and contrasting multi-directional cedar cladding at the rear which will weather organically. The agent has confirmed that the cladding will be treated with a fire retardant to reduce the risk to the applicants and adjoining occupier. A condition is appended for the materials to be implemented in accordance with the approved plans.

Parking and Bin storage



Both the original parking space and bin storage can be accommodated within the curtilage of the site as shown on the proposed site plan, without any loss of amenity. A sizeable garden will also be retained following any approval of the proposal.

On the basis of the above, the proposal is considered to accord with saved policies within the development plan as set out above.

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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application received no objections on notification and has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 the 12th of August 2021 or as stated:

Application form
Location Plan 1784.PL01
Existing Site Plan 1784.PL01 EX01
Existing Plans and Elevations 1784.EX02
Proposed Site Plan 1784.PL01
Proposed Plans and Elevations 1784.PL02

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 be implemented in accordance with the approved details as set out in the drawings specified in Condition 2 of this approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The ground floor WC window and the second floor en-suite bathroom windows in the rear dormer shown on drawing No.1784.PL02, shall be obscure glazed to a specification no less than Level 5 on 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved UDP policy DC1.

Informatives

Building Regulations - Fire Safety

The applicant should ensure that any external elevation treatments, including for the extension and dormer on the side/rear elevation approved for planning purposes, are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

38 Willoughby Avenue, Manchester, M20 6AS
34 Willoughby Avenue, Manchester, M20 6AS
53 Austin Drive, Manchester, M20 6FA
36 Willoughby Avenue, Manchester, M20 6AS
25 Willoughby Avenue, Manchester, M20 6AS
59 Austin Drive, Manchester, M20 6FA
57 Austin Drive, Manchester, M20 6FA
55 Austin Drive, Manchester, M20 6FA
51 Austin Drive, Manchester, M20 6FA
29 Willoughby Avenue, Manchester, M20 6AS

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH