

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130552/FH/2021

Date registered valid: 16 June 2021

Proposal: Erection of a single storey side extension to form additional living accommodation

Address: 8 Olney Avenue, Manchester, M22 8AB

Ward(s): Northenden Ward

Applicant: Holmes and Wood, 8 Olney Avenue, Manchester, M22 8AB

Agent (if any): Mr Matthew Barnes, M&M Architecture, 24 Riverside Drive, M41 9FL

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **21.09.2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 1 July 2021 Expired: 22 July 2021

Neighbour notifications

Printed: 24 June 2021 Expired: 15 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

This application relates to a two storey end terraced property. The property is of brick constructed that has a painted finish. There is a hipped slate roof and a single storey bay at the front, beneath a canopy that is an addition to the property. The property has not been extended.



The property has an 8 metres deep front garden, the side garden/drive is 4.8 metres wide and the rear garden is 23.4 metres long.

Listed building: Not applicable

Conservation area: Not applicable

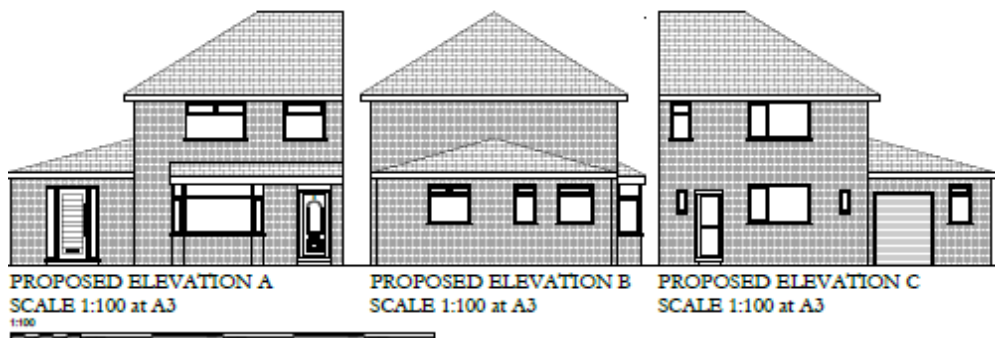
Tree Preservation Order: Not applicable

Description of area

Olney Avenue is a short cul de sac. There are residential properties facing the site. To the side is Brownley Brook, beyond which the side elevation of a house on Olney Avenue. To the rear the garden is adjoined by the rear gardens of house on Hollycroft Avenue.

Description of development

Consent is sought to erect a single storey side extension. The extension is set in front the front and rear elevations by approximately half a brick and projects 3.5 metres. The extension would have a hipped roof and be of brick construction with a tile roof.



The front elevation would contain a door with glazed side panels, there would be three windows in the side elevation and the rear elevation would have a garage door and a single window.

Consultations & Notification Responses

Local residents

No representations received.

Flood Risk Management

Requested a Flood Risk Assessment. The submitted scheme was amended and is now acceptable. An informative about drainage and working close to the brook has been requested.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 and EN14

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN14 seeks to ensure that developments do not contribute to increasing flood risk.

Unitary Development Plan.

The relevant Saved UDP policy is DM1

Policy DM1 sets down the criteria to be considered in determining applications for residential extensions. It establishes the principle of extending a home to meet the changing needs of the

occupiers. The policy also seeks to protect the amenity of surrounding residents from any unacceptable impact.

Issues

Principle

The proposed side extension accords with the principle of extending a property to meet the needs of the occupiers. And is therefore considered acceptable.

Scale

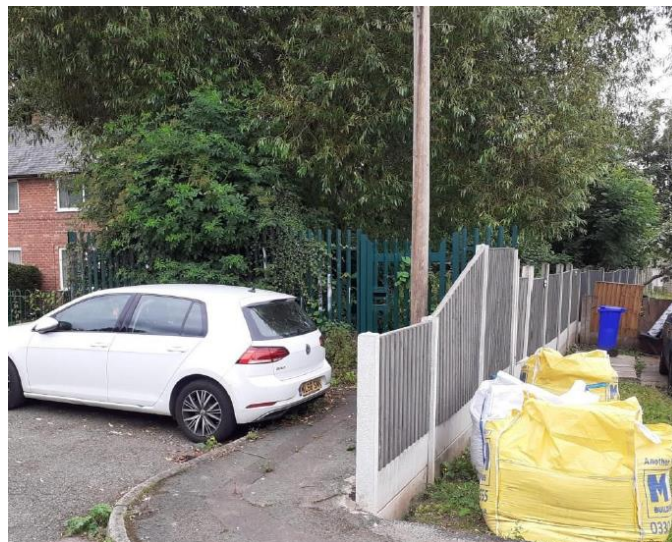
The proposed side extension with its pitched roof sits comfortably within the large side garden to the property and is clearly subservient to the host property. In terms of its scale it is considered acceptable.

Design

The design of the extension with its hipped roof reflects the host property as do the general proportions of the windows. The extension will also serve to obscure some of the rather poor quality painting of the property. Overall the design of the extension is considered acceptable.

Flood risk

The side of the side adjoins Brownley Brook, which is an open watercourse running in a shallow valley, which is heavily overgrown and fenced off.



The extension sits adjacent to the brook and following amendments the flood risk assessment is considered acceptable and the Flood Risk Management Team have requested an informative be added to any approval.

Residential Amenity

The property has large gardens to the front and rear and consequently there are no issues in terms of either privacy or overbearing impact with properties across from the site or adjoining the garden to the rear.

To the side the proposed extension is separated from the gable of the nearest house by Brownley Brook which is heavily overgrown. The side windows therefore give rise to no privacy issues nor will they precluded the neighbouring property from extending. There is no overbearing impact issues to the side either.

There are no residential amenity issues arising from the proposed development.

Parking

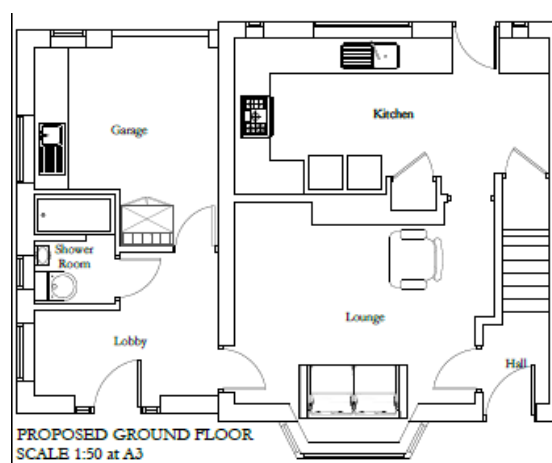
Parking on the site will not be significantly impacted upon. Part of the extension is described as a garage, although this is accessed from the rear which is inaccessible to cars. It could however be used by motor bikes.

Refuse

There remains ample space to move refuse bins to the rear of the property or to store them at the side of the extension. There are consequently no issues with refuse storage.

Use

The application describes the development as an extension to an existing dwelling. However, the layout looks like it could, with relatively little change become a small self contained unit.



It is therefore considered prudent to condition any permission to limit the use to ancillary to the main building.

Conclusion

The proposed development is acceptable in all respects and accords with City Council policy.

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 issues arising from 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:

MM0177-PL01 received 26 May 2021

MM0177-PL03 Received 26 May 2021

Design and Access Statement by M and M Architecture dated May 2021 received on 26 May 2021

Flood Risk Assessment received 8 September 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 development hereby approved shall be constructed using materials that match those used in the original building in terms of size, colour and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The extension hereby approved shall be used for purposes ancillary to the main dwelling and not as separate self contained living accommodation.

Reason To ensure that the proposed extension is not used as independent living accommodation which would provide an unacceptable standard of accommodation pursuant to Core Strategy policy DM1.

Informatives

1) Manchester City Council records highlight that the underground Brownley Brook is located within close proximity to the site (approximately 5m to the southeast of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all Manchester City Council underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Environment Agency

5 Hollycroft Avenue, Manchester, M22 8DS
3 Hollycroft Avenue, Manchester, M22 8DS
48 Royalthorn Road, Manchester, M22 8AD
10 Olney Avenue, Manchester, M22 8AB
6 Olney Avenue, Manchester, M22 8AB
9 Olney Avenue, Manchester, M22 8AB
7 Olney Avenue, Manchester, M22 8AB
5 Olney Avenue, Manchester, M22 8AB

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 45M
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH