

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131095/FH/2021		
Date registered valid:	15 July 2021		
Proposal:	Erection of single storey rear extension following demolition of existing extension		
Address:	25 Kirkby Avenue, Manchester, M40 5HN		
Ward(s):	Moston		Ward
Applicant:	Mrs Debi Fitton 25 Kirkby Avenue, Manchester, M40 5HN		
Agent (if any):	Mr Dave Trudgeon Conway Architectural Design 6 Conway Close, Middleton, Manchester, M24 1EW		
Case officer:	Katie		Raw
	Tel: 0161 234		4164
	Email: katie.raw@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	17 September 2021		

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 August 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 July 2021 Expired: 16 August 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:

Description of area

The applicant site relates to 25 Kirkby Avenue and is located at the bottom of the cul-de-sac. The property sits within a predominantly residential area within the ward of Moston. It is a terraced, two storey, red brick property. The curtilage of the property consists of a front garden, a side passage leading to the rear of the property which is shared with 23 Kirkby Avenue, and the rear consists of a small garden. The garden is mainly grassed with the existing extension of the property sited on a paved area. On-street parking is available for use by the occupiers of the house.

Description of development

The submitted application is for the erection of a single storey rear extension following the demolition of the existing extension. The proposed extension will have approximate dimensions of Height: 2.18 (to the eaves)/ 3.39 (to the highest point) x Length: 2.93 x Width: 4.72 metres. It will extend the width of the property, as opposed to the current extension which has an approximate width of 2.69 metres. The proposed extension will create a new, larger kitchen/dining area in place of the existing extension. Materials to be used, which will match the existing house, include brickwork, tiles, and white uPVC windows and doors.

The rear garden will still be accessible by the shared side passage with 23 Kirkby Avenue. The new extension will be sited directly along the shared boundary with number 27. The extension will include a set of bi-folding doors, approximately 2.1m in height and a new window with an approximate height of 1.05 metres.

Consultations & Notification Responses

Local residents

The occupiers of the surrounding properties were consulted, and no representations were received.

Environmental Health

Although not directly consulted, Environmental Health agreed that the following pre-commencement condition must be attached to any planning approval. Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development. The applicant sent through gas membrane designs via email, received by the City Council, as Local Planning Authority on both 5th and 13th September. Environmental Health agreed via email on 15th September that the designs were sufficient and could be signed off.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- 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 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
- c) 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.

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

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1(Spatial Principles); which sets out 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, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of 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 a 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 (12 ft) 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 Council's guidelines on privacy distances (which are published as supplementary guidance).

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.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle

The submitted development application is for the erection of a single storey rear extension following demolition of the existing extension. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential/Visual Amenity

As previously mentioned, the proposed extension will be sited on the shared boundary with 27 Kirkby Avenue and the extension will sit approximately 1 metre away from the boundary with number 23. There will be no impact to loss of light and overshadowing due to the orientation of the property. Both neighbouring properties have erected single storey rear extensions through the planning route of Permitted Development, and so the property will not change or adversely impact the visual amenity for the adjoining neighbours. The proposal will still retain all the rear grassed garden area, as well as the front garden.

As the proposal is of a single storey and has no windows on the side elevations facing the adjoining properties, there are no significant impacts associated with the extension in terms of overlooking and loss of privacy. Further, the proposal will retain the existing timber fence which will maintain the current level of privacy. Being a rear extension, it will not produce a terracing effect since the layout of the property will not be altered from the streetscene. Therefore, the siting of the extension is considered appropriate.

Overall, it is not considered that the proposed rear extension would have an adverse impact upon residential or visual amenity.

Design and Appearance

A new window and set of patio doors will face onto the rear garden. The extension will be made of materials used to match those within the existing property. Therefore, the proposal has been designed to be in keeping with the character of the existing house. It would not adversely affect the appearance of the existing dwelling.

The length of the extension is acceptable, as it falls under the 3.65m rearward projection stated within UDP Policy DC1.3. This proposal may have constituted as Permitted Development. However, the application must be assessed through the chosen route for submission.

Car parking

Only on-street parking is available for the property. The proposed extension would not affect car parking.

Bin storage

Bins are currently stored on the hard-standing ground opposite the existing extension, where the extension is proposed. Therefore, the bins will have to be stored elsewhere, such as the front garden.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. It follows suit of other single storey, rear extensions within Kirkby Avenue. The design and appearance is in keeping with the character of the property and local 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 / 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 planning 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:

- Householder Application for Planning Permission for works or extension to a dwelling form, stamped as received by the City Council as Local Planning Authority on 15 July 2021.
- Drawing- Proposed- Ground Floor Plan, numbered 469-06A, stamped as received by the City Council, as Local Planning Authority, on 15 July 2021.

- Drawing- Proposed- Roof Plan, numbered 469-07A, stamped as received by the City Council, as Local Planning Authority, on 15 July 2021.
- Drawing- Proposed- Elevations, numbered 469-08, stamped as received by the City Council, as Local Planning Authority, on 15 July 2021.
- Drawing- Existing- Ground Floor Plan, numbered 469-02, stamped as received by the City Council, as Local Planning Authority, on 15 July 2021.
- Drawing- Existing- Roof Plan, numbered 469-03, stamped as received by the City Council, as Local Planning Authority, on 15 July 2021.
- Drawing- Existing- Elevations, numbered 469-04, stamped as received by the City Council, as Local Planning Authority, on 15 July 2021.
- Drawing- Location Plan, numbered 469-01, stamped as received by the City Council, as Local Planning Authority, on 15 July 2021.
- Drawing- Location Plan/Site Plan, numbered 469-05, stamped as received by the City Council, as Local Planning Authority, on 15 July 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 extensions 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 the approved drawings, unless Planning Permission is specifically granted.

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

5) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Ground Survey- Ground Bearing Slab- Typical Edge Detail, stamped as received by the City Council, as Local Planning Authority, on 5 September 2021.
- Supporting Information- Visqueen Gas Barrier Specification Sheet, stamped as received by the City Council, as Local Planning Authority, on 13 September 2021.

in relation to the installation of a proprietary gas protection membrane.

The development shall be implemented in accordance with the approved details.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

29 Arbory Avenue, Manchester, M40 5HF
27 Kirkby Avenue, Manchester, M40 5HN
23 Kirkby Avenue, Manchester, M40 5HN
33 Arbory Avenue, Manchester, M40 5HF
31 Arbory Avenue, Manchester, M40 5HF

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
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1