

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131012/JO/2021

Date registered valid: 22 July 2021

Proposal: Variation of Condition 2 (Specified Plans) in respect of planning permission reference 126299/FH/2020 for alterations to the proposed elevations

Address: 18 Scott Avenue, Manchester, M21 9QW

Ward(s): Chorlton Ward

Applicant: Mrs Elizabeth Ashworth, 18 - 20 Scott Avenue, Manchester, M21 9QW

Agent (if any): Mrs Amy Axon, Guy Taylor Associates, Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ

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

Recommendation: Approve

Date of recommendation: 15.09.2021

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: 8 September 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 August 2021 Expired: 26 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

This application relates to a pair of two storey mid terrace properties. They have two storey outriggers at the rear shared with the adjacent properties. There are small front gardens and large yards to the rear. Number 18 has an existing dormer on the main body of the house.

In November 2020 planning permission reference 126299/FH/2020 was granted for the erection of single storey rear extension to both number 18 and number 20 and dormer loft conversion to number 20 to provide additional living accommodation.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The properties are mid terrace and there is a terrace facing across Scott Avenue and one to the rear separated by an alley.

16 Scott Avenue has an existing dormer on the rear roof and the outrigger. Dormers are a feature of a number of properties in the area.

Description of development

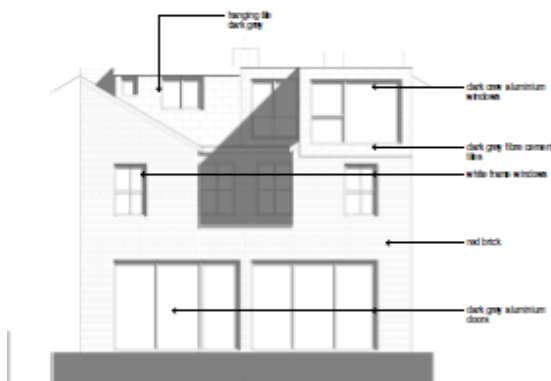
This application seeks to change the appearance of the rear extension and dormer previously approved on the site.

The approved rear extensions linked the two outriggers, the extensions having mono pitched roofs that met in a valley. The revised scheme has a flat roof and a parapet. In addition the bi folding doors in the rear elevation are enlarged.

In respect of the dormer this is broadly the same size, however the pallet of materials is changed to give a more contemporary feel. The windows in the rear elevation are significantly enlarged and a large roof light added.



Approved scheme



Revised scheme

Consultations & Notification Responses

Local Residents

One letter has been received seeking advice on the application.

Policy

Core Strategy

The relevant Core Strategy policies are SP1 and DM1

Policy SP1 sets down the spatial principles that guide development in the City including the creation of neighbourhoods of choice.

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

Unitary Development Plan

The relevant Saved UDP policy is DSc1. This sets down the criteria to be considered in determining applications for residential extensions. It establishes the principle of extending a property to meet the needs of the occupiers whilst protecting the amenity of adjoining residents.

Issues

Principle

The principle of the proposed extensions was established with the granted planning permission reference 126299/FH/2020.

Rear Extension Changes

The principle changes are the introduction of a flat roof with a parapet and the enlargement of the bi folding doors. Neither of these changes adversely impacts on the proposed development.

Dormer changes

The proposed dormer changes is cladding from a hung tile to a dark grey cement fibre board and an increase in the size of the rear facing windows. This gives a more contemporary feel and is considered acceptable. In addition there is a marginal increase in height which takes the dormer on the outrigger above the ridge height by 0.25 metres. This it is considered is not significant. The proposed roof light is acceptable.

Impact on residential amenity.

The only issue in terms of residential amenity is the increased visibility from the enlarged dormer windows. The one in the rear of the outrigger would be approximately 11.5 metres from the boundary wall of the yard to the property at the rear and 18.5 metres to the rear face of the outrigger. Given that these are no less than existing windows in the rear elevation it is considered that there would be no significant loss of amenity.

Conclusion

On balance it is considered that the proposed changes are acceptable,

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 10 November 2023.

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:

21-0029-40-100 PO1 received 9 July 2021

21-0029-40-200 P02 received 22 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 Core Strategy.

3) The development hereby approved shall be constructed using the materials specified on the approved drawings

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) Before first occupation both windows in the side elevation of the dormer hereby approved shall be obscure glazed to a specification of no less than level 5 of 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 property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

16 Scott Avenue, Manchester, M21 9QW
40 Cheltenham Road, Manchester, M21 9QN
36 Cheltenham Road, Manchester, M21 9QN
22 Scott Avenue, Manchester, M21 9QW
21 Scott Avenue, Manchester, M21 9QW
19 Scott Avenue, Manchester, M21 9QW
18 Scott Avenue, Manchester, M21 9QW
17 Scott Avenue, Manchester, M21 9QW
38 Cheltenham Road, Manchester, M21 9QN

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
Area Team Boundary - Name: SOUTH