MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	130204/FH/2021
Date registered valid:	30 April 2021
Proposal:	Erection of a single storey side extension and part single, part two storey rear extension to form additional living accommodation, together with elevational alterations
Address:	195 Victoria Avenue East, Manchester, M9 7HW
Ward(s):	Charlestown Ward
Applicant:	Mr Ali, 195 Victoria Avenue East, Manchester, M9 6HE
Agent (if any):	David Ormesher Holborow & Ormesher Via Email
Case officer:	Steven McCoombe Tel: 0161 234 4607 Email: steven.mccoombe@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 July 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 June 2021

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 6 May 2021 Expired: 27 May 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 relates to a large, two storey, detached dwellinghouse, situated on the northern side of Victoria Avenue East.

The property incorporates a front garden with off road parking and a large rear garden.

The property itself is constructed from masonry, with grey, interlocking roof tiles.



To the side, the property includes a covered area along the full depth of the property. To the rear is a conservatory, as well as several out-buildings, including a timber structure along the side boundary with No.197.

The rear garden boundary fence between the host property and No.197 has been removed. The neighbouring property at No.197 includes a brick-built garage along the boundary, which projects roughly in line with the side extension proposed as part of this application.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is principally residential in character, mainly comprising two storey, semi-detached and detached dwellinghouses.

To the north, the property is adjoined by an informal area of open space, which forms a buffer between the houses on Victoria Avenue East and the M60 motorway beyond.

Description of development

Planning permission is sought for erection of a single storey side extension and part single, part two storey rear extension to form additional living accommodation.

The part single, part two storey rear extension spans the full width of the existing house, with a rearward projection of 5 metres at ground floor level and 3.65 metres at first floor level.

The first floor element incorporates a roof profile which mirrors the original house. At single storey level, a lean-to roof is proposed.

To the side of the house, a single storey, lean-to extension is proposed. This extends along the full depth of the and 7 metres beyond the rear wall of the original house.

To each side of the original house, new first floor bathroom and landing windows are proposed, as part of internal reconfiguration incorporating the proposed extension.

The application relates to a revised proposal to that originally submitted. Due to concerns about the rearward projection, a revised drawing has been submitted showing a lesser rearward projection.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Planning History

None.

Policy

The below policy and guidance is considered relevant to the consideration of this application:

- Saved Policy DC1 of the UDP;
- Policies DM1 and SP1 of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

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 case, the proposed extension is considered necessary to accommodate an expanding family and personal needs of the applicant. The proposed extensions are considered acceptable and in accordance with saved policy DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Residential and Visual Amenity

Due to the position, design and scale of the proposed extension and its relationship with neighbouring properties, it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

The rearward projection of the single storey, side element roughly follows the line of existing outbuildings and includes a rearward projection which reflects the position of the neighbouring outbuilding. It is considered that given the context of the existing outbuildings to both properties, the single storey scale of the proposed extension, the spacing between properties and the extent of the large rear garden, any impact in term of overdominance or overshadowing is unlikely.

In terms of the part single, part two storey rear extension, it is believed that given that the property is detached in nature and allows for an increased gap between neighbouring properties that would normally be afforded to neighbouring semi-detached properties, coupled with the rearward projection of the proposed extension, the impact can be sustained on this occasion and there is unlikely to be any undue concerns surrounding over-dominance or overshadowing.

In order to prevent any potential issues in the future surrounding loss of privacy, a condition has been included to prevent any further openings than those proposed as part of this application. Furthermore, as new windows are proposed to the first floor side of the original house, a condition has been included to ensure that these are obscurely glazed.

On balance given the accommodation needs of the applicant and the relationship of the propped extension with neighbouring property, the impact is considered 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 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

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 materials to be used on the external surfaces of the extensions hereby permitted, shall match those of the existing building 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

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

Location plan and drawing referenced 2159/21/02/B received by the City Council on 23 April 2021 and 29 July 2021 respectively.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the extension hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

5) The proposed first floor windows to the side elevations, shown on drawing numbered 2159/21/02/B, received by the City Council on 29 July 2021, 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 prevent overlooking to neighbouring land, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

197 Victoria Avenue East, Manchester, M9 7HW
199 Victoria Avenue East, Manchester, M9 7HW
193 Victoria Avenue East, Manchester, M9 7HW

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
Area Team Boundary - Name: NORTH1