

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 130699/FH/2021

**Date registered valid:** 10 June 2021

**Proposal:** Erection of a part single, part two storey side extension to form additional living accommodation

**Address:** 2 Camden Avenue, Manchester, M40 2RY

**Ward(s):** Miles Platting & Newton Heath Ward

**Applicant:** Mr Michael Carroll 85 Wimbledon Road, Failsworth, M35 9LF

**Agent (if any):** Mr Sam Nawaz Studio OL3 Ltd. Unit 23 Broadway Business Park, Broadgate, Oldham, OL9 9XA

**Case officer:** Janet Lawless  
Tel: 0161 234 4535  
Email: [janet.lawless@manchester.gov.uk](mailto:janet.lawless@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 31st August 2021

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** July 2021

### **Standard consultations:**

Printed: 17 June 2021      Expired: 8 July 2021

### **Neighbour notifications**

Printed: 17 June 2021      Expired: 8 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**

The property that is the subject of this householder application is a 2 storey brick built semi-detached property at the head of the Avenue. It occupies a much larger plot than the other properties on the road. It is identified as number 2 Camden Avenue in the Miles Platting / Newton Heath ward of the City. The property has the benefit of garden area to three sides and off- road parking to the side of the house. The property is set at right angles to the property at number 17 Ludgate Road. The Boundary treatment to the frontage is a 1.8m high brick pillar and wall with railings on top, with a single pedestrian access and double gates providing vehicular access.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

The area within which 2 Camden Avenue is located is predominantly residential in nature, comprising of mainly social housing of the same design age and footprint as the property at number 2 Camden Avenue.

## **Description of development**

The application is for a part single part 2 storey side extension that would create additional living accommodation in the form of dining room, reception room and garage, with 2 additional bedrooms to the first floor. The shape of the proposed extension is irregular, following the line of the side boundary. The dimensions of the extension would be:

front elevation ground floor 4.75m returning for a further 3.15 towards the side boundary. The rear ground floor would be 3.1m running out at an angle along the common boundary with number 17 Ludgate Road by 6m.

The first floor would be 4.4m to the frontage and 3.1m to the rear.

There would be no windows in the side, with the windows being in the rear and front elevation. There is a garage door proposed in the front elevation. The materials to be used would match those of the existing property.

### **Consultations & Notification Responses**

Local residents were informed- no representations have been received.

Highways- have no objections to the proposed development.

Environmental Health- recommended the installation of a proprietary gas membrane.

This was reported to the applicant, who has now provided the specification Manchester and Environmental Health have now agreed the detail.

### **Issues**

Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 for Residential Extensions is a saved policy.

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

Policy DM 1 - Development Management

Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF)

For reasons to be outlined

Issues

### **Design and Appearance**

The proposal is for the erection of a part single, part two storey side extension and front canopy extension to provide additional living accommodation utilising bricks, roof tiles and UPVC windows to match the existing house. It is not considered that the extensions would have an adverse impact upon the visual amenity of the host dwelling. The extensions are considered to be acceptable having regard to policy DC1 of the Unitary Development Plan, which takes into account the needs of the occupant.

### **Scale and Massing**

The proposed extensions would be in line with the property to the front and rear, with the single storey side element being at an angle, it would project no further forward than the existing building line. It would extend up to the common side boundary with number 17 Longmore Road. The proposed extension follows the ridge line and front and rear building lines of the host property. Under normal circumstances there would be a set back and set down from the host property, however given the orientation of number 2 Camden Avenue with number 17 Longmore being set at 45 degrees, and the fact that there is a physical gap at first floor with the single storey garage being on the boundary there would be no resultant terracing, as such the scale and massing is considered acceptable.

## **Residential Amenity**

Given the relationship of the proposed extension with the neighbouring properties, it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties. Where the extension is closest to the common boundaries, it is single storey, and there are no windows in the side elevations, as such there is no overbearing impact, or overlooking of the neighbouring properties. Physical gaps would be retained to the boundaries.

## **Visual Amenity**

Whilst the extension is wide, the plot can comfortably accommodate the amount of development. The fenestration replicates that of the host property, as does the roof line and materials to be used. As such it retains the character and appearance of the host property and the area within which it is located.

## **Materials**

All the property is to benefit from new windows, these will be in a grey UPVC to give a more contemporary look to the property. The windows in the extension will match those to be installed in the original property.

## **Waste Management**

There is space retained within the curtilage to store waste bins, with these being taken kerb side on collection day.

## **Car Parking**

There is currently space for in curtilage parking within the site boundary, this will remain the same post development.

**Conclusion** - The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise. It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

## **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 have worked with the applicant in a positive and proactive manner. In this instance there were no issues to raise with the agent, and the appropriate conditions have been attached.

### **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:  
866-P-01- Existing and Proposed Floor Plans and Elevations and Location Plan received 10th June 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 materials to be used on the external surfaces of the extensions hereby permitted including patching in shall match those of the existing building in type, size, colour texture (including mortar).

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.

4) The development shall include the installation of a proprietary gas protection membrane to be implemented in accordance with the specification approved by the City Council as local planning authority details received 16th of August 2021.

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.

5) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on drawing 866-P-01- Existing and Proposed Floor Plans and Elevations and Location Plan received 10th June 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

## **Appendix 1 – List of consultees & neighbours notified**

### Highway Services

4 Camden Avenue, Manchester, M40 2RY  
3 Camden Avenue, Manchester, M40 2RY  
6 Camden Avenue, Manchester, M40 2RY  
9 Camden Avenue, Manchester, M40 2RY  
24 Ludgate Road, Manchester, M40 2RP  
1 Camden Avenue, Manchester, M40 2RY  
22 Ludgate Road, Manchester, M40 2RP  
19 Ludgate Road, Manchester, M40 2RP  
17 Ludgate Road, Manchester, M40 2RP

## **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  
Historic Landfill Site 250m Buffer -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: NORTH1