

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129477/FO/2021
Date registered valid: 3 March 2021
Proposal: Erection of a two-storey side extension to form additional living accommodation
Address: 10 Thorneycroft Avenue, Manchester, M21 7HT
Ward(s): Chorlton Park Ward

Applicant: Wagon Greenfield Oates 10 Thorneycroft Avenue, Manchester, M21 7HT
Agent (if any): Greenfield, Flat 103, Salford Town Hall, Bexley Square, Salford, M3 6DD
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 19 July 2021



Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 17 May 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 March 2021 Expired: 26 March 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 is a 2-storey end quasi-semi residential property sited on the corner of Fitton Avenue in the Chorlton Park ward.

The property dates from the inter-war period and is of red brick construction with a hipped slate roof. There is a triangular garden to the side and front driveway. There is also a small garden area to the rear.

Listed building: Not applicable

Conservation area: ---

Tree Preservation Order: ----

Description of area

The site is located in a residential area west of Darley Avenue and east of Hardy Farm.

Houses are either semi-detached or quasi-semi's of the same design and materials, with some new infill housing to the south.

Description of development

Erection of a two-storey side extension to form additional living accommodation.

The application was subject to negotiations to reduce the extension and retain a hipped roof. At a late stage in the process, the agent advised that the extension was required to accommodate a sensory room in the roof space for a disabled child. Supporting documents from the child's doctors were provided which set out the child's needs.

The property has been subject to two previous applications, none of which have been implemented.

072280/FH/2004/S1 - Erection of 2 storey side extension and single storey rear extension following demolition of existing garage. Approved

103022/FH/2013/S1 - Erection of part single part two-storey side extension and single storey rear extension following demolition of existing garage and porch. Approved

Consultations & Notification Responses

Neighbour notifications – No comments received.

The National Planning Policy Framework (NPPF)

The NPPF was revised and published on the 21 July 2018 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Core Strategy Policy DM1 - Development Management

Policy DM1 provides specific guidance in the Development Management decision making process and provides that:

All development should have regard to the following issues relevant to this application:-

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester but policy DC1 is taken into consideration:

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 Extension will be allowed subject to:

- a. They are not excessively large or bulky
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 The Council will not normally approve:

- a. Rearward extensions greater than 3.65 metres 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).

Policy DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential between properties is capable of being shared equally by the owners or occupiers of the two properties concerned.
- b. the actual or potential result of building the extension will be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationship between elements of the buildings involved.

As a guide, and without prejudice to the generality to this policy, the Council will normally permit house extensions which when built, will leave a minimum of 1.52 metres between the side wall and the common boundary, and which meet the common requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits but with weight being given to a) and c) above.

Policy DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may need particular adaptations to their homes.

Principle

The application is for extensions to a residential property to meet the needs of a disabled child.

Policy DC1.5 permits such extensions provided that the criteria of this policy are satisfied.

Whilst the proposal is considered to be acceptable in principle, consideration must also be given as to the impacts on residential and visual amenity, car parking and bin storage.

The extensions provide an extended kitchen/living/dining room and WC at ground floor and a double bedroom with en-suite and storage at first floor.

The agent advised that the applicant wishes to add storage space to the extended roof at a later date as a justification for retaining the gable roof, and has amended the scheme to provide a small set back at first floor.

Residential Amenity

The application is considered to have an acceptable impact on residential amenity. It has a width of 5.308 metres, height to eaves of 5.040 metres and 7.189 metres to the ridge.

It will be sited west of the gable end on land occupied by the garage at present and forward of the side elevation of No.2 Fitton Avenue to the north-west.

The extension will face south on the front elevation and so will create shading over the concrete hardstanding, approximately half of the side elevation and a small section of the rear garden of No.2. As there are no habitable rooms on this elevation and neither the main front or side gardens will be affected, there are no concerns that the extension will lead to any significant loss of amenity.



Likewise, as the extension would be sited parallel to part of the gable of No.2 and would be offset by 3 metres from this elevation, it is not likely to be perceived as unduly overbearing.

A first-floor window is proposed on the rear elevation for the en-suite; this will be obscurely glazed to protect the amenity of the occupiers and to prevent overlooking.

Windows are proposed at ground floor on the side/rear corner elevation facing the common boundary fence with No.2, and on the front/side corner at first floor overlooking the front/side garden at the site. There are no concerns that these windows will give rise to any intrusive overlooking.

Visual Amenity

Visually, the extension is a typical design response to extending this house type, with the exception of a small section of the gabled roof which is angled at the rear where it follows the contours of the splayed boundary.

The extension is wider than would normally be permissible and the roof ridge is not set down as expected. In response to the Council's concerns with the proposal and the absence of any sense of subservience, the agent responded in May 2021 that the applicants had 4no. children and required the scale of extension to accommodate their family. He also provided examples of other extensions locally which were end dwellings with no set down roof or set back (Floyd Avenue and Leeswood Avenue).

The Council reiterated that extensions should appear subservient to maintain consistency in the character of the street as a material consideration, particularly with regards to the roof profile as there were no other examples of gable roofs in the local area.

In response, the agent then explained late in the negotiation process (July 2021) that the applicants wished to utilise the roof space as a sensory room in future for their disabled child. Supporting medical and occupational therapy information was provided to substantiate this requirement. Saved UDP policy DC1.5 makes provision for homes to be adapted to meet the needs of disabled people, and so greater weight is given to assessment of the proposal under this policy with less emphasis on the provisions in DC1.2a and DC1.2c.

The agent introduced a token set back at first floor, but the ridge is lined through. Some sense of separation will be achieved by introduction of a vertical stacked bond brick detail where the extension keys into the original dwelling over the front entrance and again at the rear. As the property is on a corner, and perpendicular to No.2 Fitton Avenue, some sense of the openness between the two properties as originally laid out, will be retained following any approval.

The materials are brick and slate to match the existing which will help the extension to integrate with the original.

Car Parking

Although the detached garage is proposed to be demolished and the side extension reduces this parking opportunity, the application includes parking for 2.no cars on the front garden area. This is considered acceptable as parking is already available in this position as well as at the front/side. No parking would therefore be lost as a result of any approval of the application, to the benefit of residential amenity and highway safety.

The new parking area is to be laid to grass-crete with garden areas around. This is a permeable, SUDS compliant combination which will permit surface water to infiltrate the ground thus avoiding surface flooding.

Bin storage

Bin storage is unlikely to be affected by the proposal. The extended property still retains gaps at the side. However, the gap along the side elevation reduces to 336mm which is not sufficient to accommodate bins or store them at the rear. The site would benefit from a bin store as development is to the splayed boundary. A bin store condition is therefore appended in the interests of visual amenity.

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 in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The notification of the application by letter to neighbouring occupiers returned no objections. However, the proposal was subject to amendments to set back the first floor and further assessment following the receipt of medical documentation to support a disabled occupier.

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 received on the 22 February 2021 or as stated:

Application Form 3 March 2021

Location Plan

Existing Plans (AS.01)

Existing Elevations (AS.02)

Proposed Plans and Elevations Roof Space (no reference number) received by email on the 6 July 2021

Planning Statement prepared by Greenfield Projects dated November 2020

Photos

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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and the requirements of the National Planning Policy Framework.

4) The first floor WC window on the rear elevation shown on the Proposed Plans and Elevations Roof Space drawing (no reference number) received on the 6th of 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 protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

5) Before first occupation of the development hereby approved, details of a secure and ventilated bin store for the external storage of waste including segregated recyclable waste containers, shall be submitted to and approved in writing by the City Council as local planning authority. The approved bin store shall be retained in situ whilst the development is occupied and at all times thereafter.

Reason - In the interests of residential and visual amenity and public health pursuant to policy DM1 of the Manchester Core Strategy Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

9 Thorneycroft Avenue, Manchester, M21 7HT
2 Fitton Avenue, Manchester, M21 7HU
8 Thorneycroft Avenue, Manchester, M21 7HT
11 Thorneycroft Avenue, Manchester, M21 7HT

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