

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130184/FH/2021
Date registered valid: 26 April 2021
Proposal: Erection of two storey side/rear extension and first floor rear extension to provide additional living accommodation
Address: 18 Judson Avenue, Manchester, M21 7LW
Ward(s): Chorlton Park Ward

Applicant: Hannah Judson 18 Judson Avenue, Manchester, M21 7LW
Agent (if any): Mr Ahmed Choudhry Nada Architects 169 Kingsway, Manchester, M19 2ND
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 June 2021



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 20 May 2021
Standard consultations: No consultations have been printed and sent.
Neighbour notifications Printed: 5 May 2021 Expired: 26 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a red brick, inter-war semi-detached dwelling situated within a semi-circle on the western side of Judson Avenue in the Chorlton Park ward.

The property has a tarmac front garden and access along the northern side to a lawned rear garden.

At the rear, the property has a single storey extension of 3 metres with a sloping monopitch roof. The roof profile of the original dwelling is hipped and covered over in slate.

Description of area

The site lies within a residential area characterised by dwellings of a similar typology. The site sits back off Judson Avenue, 215 metres south of Barlow Moor Road and close to the junction with Mauldeth Road.



Description of development

Erection of two storey side/rear extension and first floor rear extension to provide additional living accommodation.

At ground floor, the extension is to the side and part of the rear to provide and enlarged entrance/hallway, WC and utility room.

A 4th bedroom with en-suite and extended family bathroom are proposed at first floor.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Issues Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving

Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are relevant to this application:

- o Policy DM1 - Development Management

- o Policy SP1 - Spatial Principles

- o Policy EN19 – Waste

The National Planning Policy Framework (NPPF) (June 2019)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

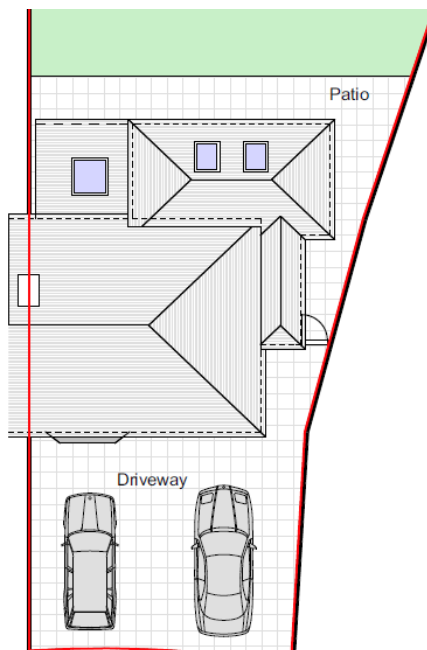
Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable subject to satisfactory impacts on residential and visual amenity.

Development in this application proposes a modest amount of development at the side and rear that is within scale of existing development.

The proposal is acceptable in principle subject to satisfactory impacts on residential and visual amenity, parking and bin storage in accordance with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity



The residential amenity impacts are acceptable in this application.

The rear extension at first floor sits on the north-western corner of the existing ground floor extension and wraps around to a 2-storey side extension that is 1.427 metres wide and set back 2.78 metres off the front elevation.

The rear element comes off the original rear elevation by 3 metres and projects towards the boundary with the adjacent dwelling, No.16, by 2.18 metres leaving a gap of 1.893 metres at the widest point. A bedroom window is proposed on the rear elevation at first floor with a WC window below.

As the site has a splayed relationship with No.16, the gap along the extended side narrows to 845mm at the closest point. Here the extension would face 2no. obscurely glazed windows on the side of No.16. The side elevation also proposes a WC window

at first floor which would face the neighbours' windows. This will be required to be obscurely glazed on condition of any approval, so no overlooking would result from any approval.



The site is south of No.18 but the relatively small scale of extensions on this corner together with the splayed relationship and gap to the boundary are enough to mitigate any detrimental overshadowing or the extensions being perceived as overbearing.

Additionally, No.16 has a timber and polycarbonate lean-to structure erected over the nearest section of the rear elevation to the site, which further minimises any amenity impacts.

In considering the impacts on the adjoining half of the semi, No.20, the 2-storey element will be

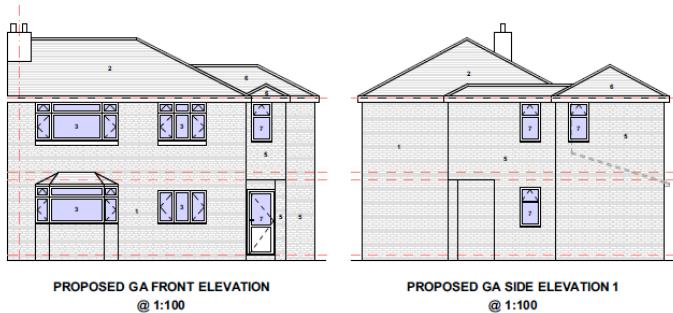


off-set from this boundary by 3.1 metres. This is sufficient to mitigate any overbearing impacts and, being south of the application site, will not experience any significant loss of light.

In other circumstances, a 2-storey extension could have been erected at the rear within 2 metres of this boundary under the householder's Permitted Development rights so this gap exceeds those limits.

Visual amenity

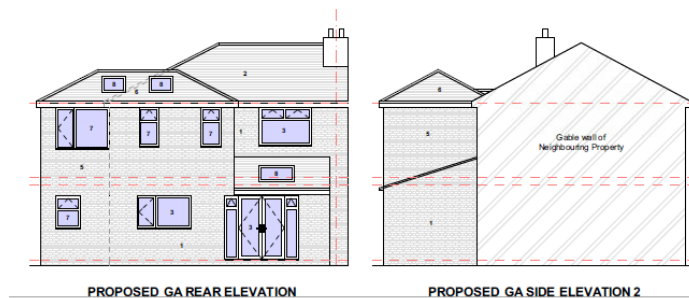
From the front elevation, the extensions will have a negligible impact in the street scene. The 2-storey side extension is set well back off the front elevation by 2.78 metres, with a small front-facing hipped roof. This roof is set down 1.5 metres off the ridge of the original.



The extension behind it has a higher ridge and this is set down by 1 metre off the original with a side hip which responds to the profile of the original.

The projection off the side is proportionate to the original and enables the extension to be perceived as subservient to the original.

The eaves and window heads and cills line through which maintains the horizontal proportions of the original and the materials are to match which will help the extension to assimilate with the existing.



The size of the extensions at ground and first floor are within acceptable limits when assessed against saved UDP policy guidelines and current Permitted

Development regulations. Lastly, there are no concerns that the extensions would set an unacceptable precedent if repeated in the street or would give rise to any terracing if repeated on the facing elevation of No.16.

Bin storage

Bins can continue to be stored on the north elevation as existing or at the rear as sufficient space for their manoeuvre would be retained on any completion of the works.

Parking

Off-road parking for 2no. cars is within the front garden area and is unaffected by the proposals in this application

Conclusion

The proposal has acceptable impacts on residential and visual amenity, parking and bin storage and therefore complies with saved UDP policy DC1 and policies SP1, DM1 and EN19 of the Manchester 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 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 the delegated report. The application received no objections on notification and has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 26th of April 2021 or as stated:

Application form

Location Plan

Existing Plans and Elevations (01) 001

Existing and Proposed Floor Plans (02) 001

Proposed Plans and Elevations (03) 001

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 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The ground floor rear WC window and the first floor side WC and bathroom windows shown on drawings (02) 001 and (03) 001, shall be obscure glazed to a specification no less than Level 5 on 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 and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

51 Hardcastle Avenue, Manchester, M21 7LJ
47 Hardcastle Avenue, Manchester, M21 7LJ
45 Hardcastle Avenue, Manchester, M21 7LJ
41 Hardcastle Avenue, Manchester, M21 7LJ
20 Judson Avenue, Manchester, M21 7LW
16 Judson Avenue, Manchester, M21 7LW
49 Hardcastle Avenue, Manchester, M21 7LJ
43 Hardcastle Avenue, Manchester, M21 7LJ

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH