

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129717/FH/2021

Date registered valid: 15 March 2021

Proposal: Erection of two storey side extension and part single storey, part two storey rear extension to provide additional living accommodation

Address: 16 Weller Avenue, Manchester, M21 7SG

Ward(s): Chorlton Park Ward

Applicant: Pen Hayward, 16 Weller Avenue, Manchester, M21 7SG

Agent (if any): R Watson, Design Services Ltd, 28 Eaton Lane, Northwich, CW9 8JL

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **3 June 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 22 March 2021 Expired: 12 April 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick and slate, with a hipped roof. The property features an existing single storey rear conservatory and the plot includes a front garden, driveway and generous rear garden.

Description of area

Weller Avenue is residential in nature and located within Chorlton Park, close to the junction between Nell Lane and Mauldeth Road West, benefitting from its proximity to Barlow Moor Road tram stop, the District Centre and greenspace.

Description of development

The applicant wishes to build a two storey side extension and part single part two storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Environmental Health – Requested a gas membrane condition be attached to any approval.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, however select policies are still considered of relevance:

- Policy DC1 - Residential Extensions

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2019):

- Chapter 12 - Achieving well-designed places

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

Issues

Principle – The principle of building a two storey side and part single part two storey rear extension, to provide additional living space for a family dwellinghouse, is acceptable, as policy DC1.1 mentions enabling people to adapt their homes to meet changing household needs. However, consideration must be given to the proposal's siting, scale and design and its impact upon visual and residential amenity.

Siting, scale and massing – The extension would be sited to the (north-east) side and (south-east) rear of this semi-detached property. The two storey extension would project to the side by 1.5m, with a depth of 6.7m to wrap around and project 2.8m to the rear. It would be setback from the principal elevation by 2.8m and would leave a gap of 0.9m from the shared boundary at the front tapering out to 1.6m at the rear corner. The two storey extension would have an eaves height to match existing and a ridge height set 0.8m lower than existing. There is a small flat-roofed first floor projection at the rear, with a depth of 2.1m, which would leave a gap to the party wall of 3.46m. Adjacent to the two storey rear would be a single storey element, also with a 2.8m projection. This would have an eaves height of 2.45m and a maximum height of 3.6m, leaving 0.22m to the party wall. The rear projection accords with that which is stipulated within policy DC1 (3.65m), the dimensions of the single storey element accords with permitted development and the side element is significantly set back and leaves an adequate gap to the boundary. The large plot can easily accommodate an extension of this size, there is no risk of terracing and the development gap between No.16 and No.18 can be shared equally, hence the siting, scale and massing of the proposal are considered acceptable.

Design, appearance and visual amenity – The extension would have a traditional appearance, with a hipped roof at first floor to the side and rear and a mono-pitched roof over the single storey rear element, in-keeping with the dwellinghouse and surrounding area. It would be constructed from red facing brickwork, roof slates and uPVC windows to match existing and this has been conditioned. The extension, as viewed from the public highway, would tie-in with the main house and would not negatively impact the character of the area as it is set back from the principal elevation by 2.8m and set down from the main ridge by 0.8m, thus ensuring subservience. The front elevation would feature a new front door at ground floor and a small window at first floor. Both side elevations would form blank walls. The rear elevation at first floor would contain one bedroom window in the main projection and a larger critical window in the smaller projection which would form a window seat at the top of the stairs. At ground floor it would feature a kitchen window with 2 rooflights over, a timber door and set of glazed patio

doors opening onto the garden. The limited use of a flat roof to the rear is considered acceptable in this instance and would not be readily viewable from the surrounding streets. Many properties in this area of Chorlton already feature two storey extensions, for growing families, hence the character of the area is not considered to be further affected by this proposal, particularly as the extension would be in-keeping with the style of the house and appropriately scaled with matching materials.

Residential amenity – The single storey rear element is sited north-east of the adjoining semi, No.14, and therefore should not impact this neighbour in terms of light. The two storey side and rear wraps around the corner of the property, however due to its relatively small projection of 2.8m to the rear and 1.5m to the side, coupled with the large gap of 1.6m to the boundary shared with No.18, it is not considered to cause undue harm to neighbouring occupiers, particularly given the low hipped roof. Therefore, although the extension will cause a degree of overshadowing due to its siting south-west of No.18, these gardens are large (approx. 19m long and 11m wide) and enjoy plenty of sunlight hence the loss of some light near the boundary would not be significant. There are no side-facing windows therefore privacy is not deemed an issue and due to the siting from the nearest neighbouring windows and the small depth of the rear extension it is also not considered to unduly impact neighbours' outlook. In addition to this, the proposal did not receive any objections from local residents.

Parking and refuse storage – There would remain space for two cars on the driveway at the front, which is more than adequate for a single family dwelling. There would be a 0.9m+ gap down the side of the house down which is adequate to transport bins to the rear garden, pursuant to policy DM1.

Conclusion – The proposal broadly accords with the policies contained within the Core Strategy and NPPF, did not receive any objections and is not considered to cause undue harm to the visual amenity of the property or streetscene nor cause undue harm to the residential amenity currently enjoyed by the surrounding occupiers, therefore the development may take place in accordance with the plans and the following conditions.

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 problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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 drawing numbered '00-001 Rev A', stamped as received by the City Council as Local Planning Authority on the 15th March 2021.

Reason - To ensure 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 shall match those of the existing building in type, size, colour and texture, as stated on the application form.

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 approved gas membrane, specified within the submitted datasheet and shown on section drawing '50-001', stamped as received by the City Council as Local Planning Authority on the 16th May 2021, shall be implemented as part of the development.

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 Core Strategy.

Appendix 1 – List of consultees & neighbours notified

18 Weller Avenue, Manchester, M21 7SG
11 Weller Avenue, Manchester, M21 7SG
13 Weller Avenue, Manchester, M21 7SG
Loreto High School, Nell Lane, Manchester, M21 7SW
14 Weller Avenue, Manchester, M21 7SG

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