

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133393/FH/2022

Date registered valid: 12 April 2022

Proposal: Erection of a part single/part two storey side and rear extension together with single storey front porch following demolition of existing single storey side extension

Address: 21 Patterson Avenue, Manchester, M21 9NB

Ward(s): Chorlton Ward

Applicant: Mr Matthew Goyne, 21 Patterson Avenue, Manchester, M21 9NB

Agent (if any):

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 07.05.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 April 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 April 2022 Expired: 12 May 2022

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

This application relates to a two storey interwar style semi detached property. There are two single storey side extensions infilling the space at the side of the property both with flat roofs. On the front elevation is a two storey hemispherical bay window and there is a canopy above the front entrance. At the rear there is a canopy across the width of the property. The property is close to the head of the cul de sac and occupies an irregular shaped site with a diagonal boundary to one side, the front garden being significantly narrower at the back of footpath than the bottom of the rear garden.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

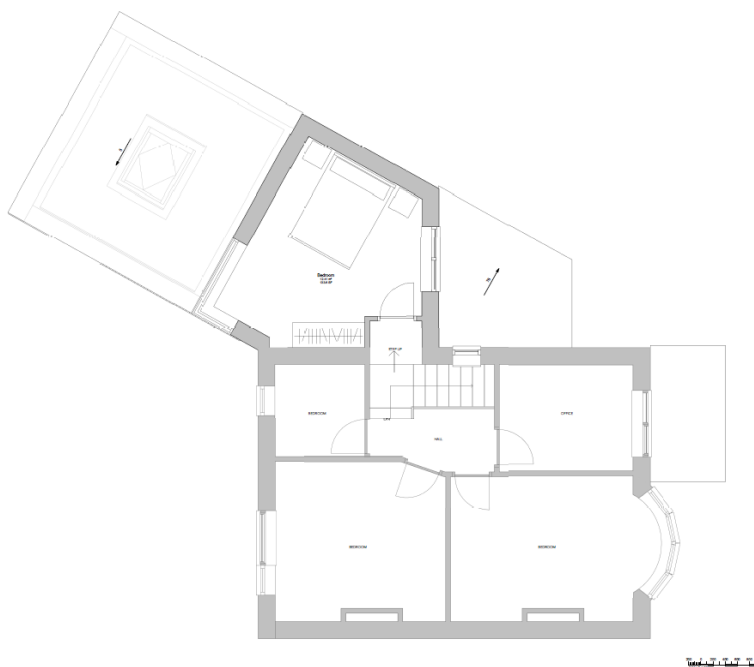
Description of area

The property is located close to the turning head of a cul-de-sac. The adjoining property is to the south and does not appear to have been extended. The adjacent property to the north is at an angle to the application property with the gap becoming wider towards the rear of the site. The property has a lean to rear extension and a detached garage against the shared boundary. There are further residential properties facing the site across Patterson Avenue. The rear garden adjoins the rear gardens of house on Hampton Road.

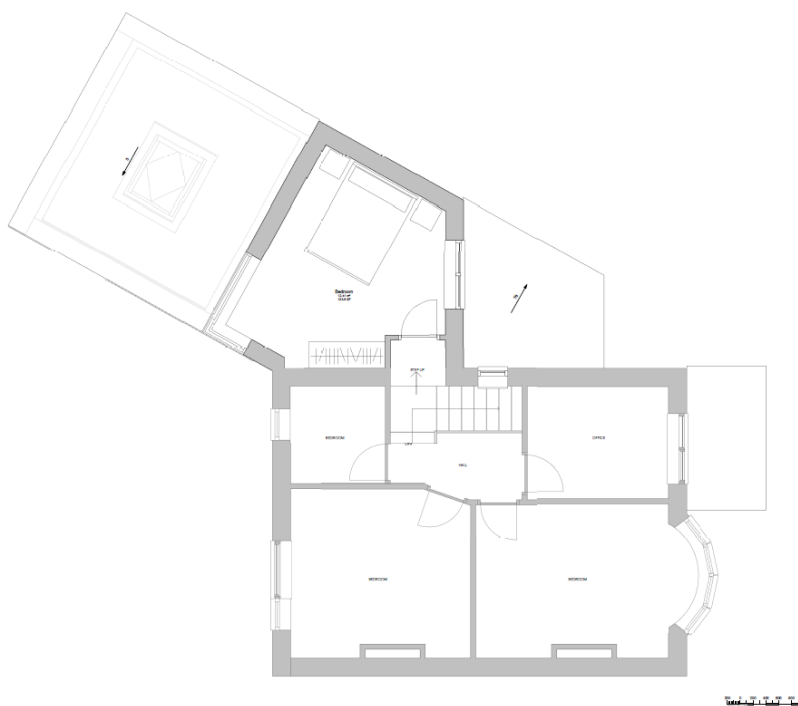
Description of development

Consent is sought to erect a part single part two storey side extension that runs at an angle from the building parallel to the boundary of the site following the demolition of the existing extensions.

The ground floor extension would start at a point 1.6 metres from the front elevation and project 1.8 metres. The extension would be 10 metres long and at the rear 4.8 metres wide. Overall the extension would project 5 metres beyond the rear face of the existing property. The extension would leave a 1.4 metres wide gap to the shared boundary. There would be a single window in the front elevation, a door in the side facing the shared boundary, bi folding doors in the other side looking across the rear face of the property and a corner wind at the rear of the extension.



The first floor extension would be the same width as the ground floor but would be set back 4.3 metres from the front face of the property and be 2.2 metres deep. There would be a single window in the front elevation and a corner window at the rear.



The extension would be of brick construction with flat roofs to the ground floor at the front and the first floor elements and a mono pitch green roof to the rear single storey.



The proposed porch would be of brick construction with a mono pitch roof. The door would be in the front elevation with glazing either side and to the side elevations. It would project 1.3 metre and be 2.8 metres wide.

Consultations & Notification Responses

Local Residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DM1 which sets down the criteria to be considered in determining applications for residential extensions. It establishes the principle of extending a property to meet the changing needs of the occupiers.

Issues

Principle

The proposed extension accords with the principle of extending a property to meet the changing needs of the occupiers.

Scale

The proposed side extension sits well back from the front elevation and does not fill the full width of the side passage. The rearward projection of 5 metres is acceptable for a single storey rear extension and the first floor projection of 1.4 metres is well within acceptable limits. It is

considered that the scale of the proposed extension is acceptable and will appear subservient to the original dwelling.

The scale of the porch is considered acceptable.

Design

Policy DC1 advised against two storey side extensions with flat roofs, however in this case the extension is set well back from the street and largely invisible from the public domain. The flat roof also fits in with the quasi contemporary styling of the extension. It is also considered that a more traditional pitched roof would be overly complex and incongruous to construct.

Overall the design of the proposed extension is considered acceptable. There are no issues with the design of the porch.

Residential amenity

The proposed front windows face the street and raise no privacy or overlooking issues. The two rear corner windows could potentially cause issues for the adjoining property, however the amount of glass facing the property is quite small and given the views are semi oblique it is not considered that any overlooking or loss of privacy would be significant. The bi folding doors look across the rear of the property towards the neighbour however it is considered that at ground floor level and views would be restricted by the distance and any boundary treatment.

There are no privacy issues with the porch.

In terms of overbearing impact the proposed extension would only impact on the adjacent property. However it would be set in 1.4 metres from the boundary and would be partially screened by the neighbouring garage.

It is considered that any overbearing impact would not be significant.

Refuse

There remains adequate room at the side of the extension to access the rear of the property to store refuse.

Parking

There will remain a single off street parking space which is in line with the Council's current practice.

Conclusion.

On balance the proposed extension is considered acceptable and accords with Council policy.

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 issues arising from the consideration of this 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 development hereby approved shall be carried out in accordance with the following drawings and documents:

001-LB-XX-XX-DR-AT-(02)001-B received 12 April 2022

001-LB-XX-XX-DR-AT-(02)002-A received 12 April 2022

001-LB-XX-XX-DR-AT-(00)0010-A received 12 April 2022

001-LB-XX-XX-DR-AT-(04)000-A received 1 April 2022

001-LB-XX-XX-DR-AT-(04)001-A received 1 April 2022

Planning Statement and Plans booklet received 1 April 2022

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 development hereby approved shall be constructed using the materials specified in the Planning Statement and on the approved drawings.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

20 Patterson Avenue, Manchester, M21 9NB
23 Patterson Avenue, Manchester, M21 9NB
28 Hampton Road, Manchester, M21 9LA
24 Hampton Road, Manchester, M21 9LA
22 Patterson Avenue, Manchester, M21 9NB
19 Patterson Avenue, Manchester, M21 9NB
26 Hampton Road, Manchester, M21 9LA

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