

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 130400/FH/2021

Date registered valid: 14 May 2021

Proposal: Erection of single storey side extension with room in the roof space with dormer to front and rear and single storey rear extensions to provide additional living accommodation following demolition of attached garage to side and single storey outriggers to rear

Address: 1 Raynham Avenue, Manchester, M20 6BW

Ward(s): Didsbury East Ward

Applicant: Owner, 1 Raynham Avenue, Manchester, M20 6BW

Agent (if any): Gavin Matz, Matz Architecture, 48 Welman Way, Altrincham, WA15 8WD

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09.07.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05.07.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 May 2021 Expired: 11 June 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/area

The property is a detached two storey dwelling in a predominately residential area.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of single storey side extension with room in the roof space with dormer to front and rear and single storey rear extensions to provide additional living accommodation following demolition of attached garage to side and single storey outriggers to rear

Consultations & Notification Responses

None received

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy.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)

Issues

Principal – The principal of extending residential property is acceptable in this location subject to the detailing of the impacts of the proposal.

Design and Appearance - The proposal is for the erection of a single storey side extension with room in the roof space with dormer to front and rear and single storey rear extensions to provide additional living accommodation following demolition of attached garage to side and single storey outriggers to rear.

It is not considered that the extensions proposed would have an adverse impact upon the visual amenity of the host dwelling or upon the character of Raynham Avenue or the wider area. 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 and impact on Residential Amenity – The proposed single storey side extension with room in the roof space with dormer to the front visible from Raynham Avenue would be in keeping in design, scale and massing terms in the street scene. Whilst the roof of this element of the development of the site would be higher, the height of the garage to the neighbouring property would negate any adverse impact upon residential amenity. The dormer to the rear (the design of which there are examples to neighbouring property), which is set back behind the chimney stack to the side elevation, would not offer any further overlooking to the neighbouring property than is available from the side and rear of the existing property. The single storey side extension which links into the rear extension will have a flat roof and a condition is recommended to prevent the flat roof being used as a terrace.

The single storey rear extensions replace an existing single storey rear extension and projecting bay. The design of the extension is appropriate and the scale and massing do not impact adversely upon the amenity of the neighbouring property by virtue of loss of light, overbearing impact or loss of privacy/overlooking. A window to the side elevation is kept at high level to prevent the possibility of overlooking.

The proposed decking to the rear in the location of an existing paved patio area (the extent of which is shown on the submitted plan drawing) would not have any impact upon the neighbouring properties due to being contained within high level brick walls to the boundaries with screening above being offered by landscaping to neighbouring gardens. There is a

question over whether or not this part of the scheme would be implemented, which would be under implementation of consent.

Conclusion - The proposals are 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 proposals 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 application was determined in a positive and proactive manner. No significant problems have arisen during 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:

ELEVATIONS - 3301a, 3302, 3303a, 3304

GROUND FLOOR - 1301a

ROOF - 1302a

SECTIONS - 2301a

SITE PLAN - 1001a

LOCATION PLAN - 0001

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Reason - To ensure that the development is carried out in accordance with the approved plans.

3) The materials to be used on the external surfaces of the extension hereby permitted shall be as stated on the application forms.

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 flat roof of the rear extension hereby approved shall not be used for any purpose other than as a means of escape in an emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

3 Raynham Avenue, Manchester, M20 6BW
2 Raynham Avenue, Manchester, M20 6BW
4 Raynham Avenue, Manchester, M20 6BW
28 Clothorn Road, Manchester, M20 6BP
6 Raynham Avenue, Manchester, M20 6BW
26 Clothorn Road, Manchester, M20 6BP
4 Clayton Avenue, Manchester, M20 6BN

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 (Less) -
Area Team Boundary - Name: SOUTH