

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129965/FH/2021

Date registered valid: 13 April 2021

Proposal: Erection of a single storey front and part single/part two storey side extension and single storey rear together with roof alterations to existing rear extension to form additional living accommodation

Address: 9 Maywood Avenue, Manchester, M20 5GR

Ward(s): Didsbury East Ward

Applicant: Miss Melissa Keogh, 9 Maywood Avenue, Manchester, M20 5GR

Agent (if any): Mr Jordan Clarke, GoodWinter Design & Planning Ltd, 14 Cromwell Avenue, Manchester, M16 0BQ

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

Recommendation: Approve

Date of recommendation: 11 June 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 May 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 20 April 2021 Expired: 11 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

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 with a pantile hipped roof. The property features semi-bay windows to the front and an existing single storey rear extension. The plot includes a front garden, driveway and generous rear garden.

Description of area

Maywood Avenue, in East Didsbury, is residential in nature and characterised by similar red brick semi-detached family dwellinghouses. The area benefits from its proximity to Didsbury Village centre, the River Mersey and plenty of greenspace.

Description of development

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

Consultations & Notification Responses

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

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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) in particular:

- 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 part single part two-storey side, single storey front and rear extension to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The two storey extension would be sited on the west side elevation of the house, projecting 2.28m to the side, with a depth of 10.7m at ground floor and 7m at first floor, an eaves height to match existing and a ridge height set 0.25m lower than existing. It would be setback from the principal elevation by 0.95m, leaving a gap to the shared boundary of 0.21m. The rear single storey element would have a depth of 2.35m, an eaves height of 2.7m and a maximum height of 3.8m, to tie-in with the existing rear extension. The single storey front/side element would form a porch and part of a snug, which would project 0.6m beyond the principal elevation, with a width of 4.52m, an eaves height of 2.6m and a maximum height of 3.7m. Originally the proposal featured a setback at first floor of only 0.7m, which was not considered adequate to avoid a terracing effect, therefore negotiations took place to increase this setback to the same as can be seen at No's 3 and 15 Maywood Avenue. The 0.95m setback and reduced ridge height ensure subservience and as the gap between these properties is uniform and there is a gap to the boundary the development gap can be shared equally should No.7 build something similar in future. The extensions accord with the dimensions set out in DC1 and are considered subservient to the main house and appropriately sited, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including matching red brickwork, grey roof tiles and white uPVC windows/doors, which has been conditioned, along with white render to the porch. The porch and two storey side roofs are to be hipped, to match existing and the roof over the single storey rear would be mono-pitched, containing 4 rooflights. The extension features a window at first and ground floor in both the front and rear elevations, to match existing, with blank side elevations. The extension features a setback to ensure a subservient appearance and protect the visual amenity of the house and area. Due to the orientation and arrangement of the property and neighbouring properties, the addition of a two storey side extension should not lead to a terracing effect nor form an obtrusive feature within the street scene, particularly as similar two storey side extensions can be seen at many properties in this area/estate, including No's 1, 2, 3, 6, 8, 15 and 17 Maywood Avenue. The extension is to be built of appropriate materials, is standard in design and is in-keeping with the character of the area.

Residential amenity – There are no side-facing windows, hence overlooking and loss of privacy are not deemed an issue. There gardens face north-west and due to the siting of the proposals, it is not considered that either adjacent neighbour would experience an undue loss of light. The only windows in the side elevation of No.7 facing the proposed two storey extension are for the hallway and landing, neither of which are habitable rooms and the space between the properties is a paved driveway/area of bins and thus not used for recreation. In addition to this, no objections were received from local residents, thus the proposal is considered acceptable in terms of its impacts upon residential amenity.

Parking and refuse – The off-street parking arrangement will remain as existing as the driveway is to be retained with space for 1 car, which is adequate for a C3 dwellinghouse. A gap of 0.95m to the boundary is to be retained, providing access to the rear for the transport and storage of refuse bins, in line with policy DM1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and works may commence in accordance with 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 agent 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 agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawings 'GW0011/P1' and 'GW0011/LB1', stamped as received by the City Council as Local Planning Authority on the 18th June 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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the submitted 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 bin store shall be installed in accordance with the site plan 'GW0011/LB1' and the submitted bin store elevations, stamped as received by the City Council as Local Planning Authority on the 8th June 2021. The bin store shall be in place prior to the first occupation of the development and shall thereafter be retained and maintained in situ.

Reason - To ensure an appropriate location for the refuse storage pursuant to policy SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

11 Maywood Avenue, Manchester, M20 5GR
7 Maywood Avenue, Manchester, M20 5GR
12 Maywood Avenue, Manchester, M20 5GR
547 Parrs Wood Road, Manchester, M20 5GQ
545 Parrs Wood Road, Manchester, M20 5GQ
14 Maywood Avenue, Manchester, M20 5GR
10 Maywood Avenue, Manchester, M20 5GR

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
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH