MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129514/FH/2021
Date registered valid:	24 February 2021
Proposal:	Erection of front porch extension, roof alterations to existing extension and single storey side and rear extension, together with elevational alterations to form additional living accommodation
Address:	The Grange , Grange Avenue, Manchester, M19 2EY
Ward(s):	Burnage Ward
Applicant:	Mr Usman Anjum The Grange , Grange Avenue, Manchester, M19 2EY
Agent (if any):	Mr Ahmed Choudhry Nada Architects 169 Kingsway, Manchester, M19 2ND
Case officer:	Harriet Aidoo Tel: 0161 234 4532 Email: harriet.aidoo@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	21 April 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:
Printed: 25 February 2021 Expired: 18 March 2021

Neighbour notifications
Printed: 25 February 2021 Expired: 18 March 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:

Tree Preservation Order:

Description of site / building / area

The Grange, Grange Avenue is a large detached bay fronted dwellinghouse situated close to the northern junction with Slade Lane in the Burnage ward of Manchester. The application property benefits from significant amenity space to the front, side and rear elevations, off-street car parking for several vehicles, including boundary treatment. It appears from the information available that the original dwellinghouse has been extended. In situ are extensions along the common shared boundary with no. 1 Grange Avenue, and also along the rear elevation, including a front porch.

Recent Site History:

o 055640/FH/CENTL2/98 - Single storey side extension to form garage, utility room and toilet, formation of a new front porch and pitch roof over existing sun lounge - Approved 14.01.1999

Description of development

Consent is sought for the erection of front porch extension, roof alterations to existing extension and single storey side and rear extension, together with elevational alterations to form additional living accommodation.

The proposed front porch (depth 1631mm x width 4561mm x maximum height 3335mm) would follow the footprint of the existing and would have a pitch roof, including floor to eaves height glazing either side of the central door facing Grange Avenue. Elements of render would be introduced into the proposed porch, along with proposed "pantile roof tiles" along the roof elevation.

With regards to the proposed single storey side and rear extension, the intension is to further extend the existing extension along the side and rear adjacent to the common shared boundary with no. 1 Grange Avenue. This would effectively result in-part in an infill development, and would also involve extending the rearward projection further into the rear garden and the proposed width coming further forward of the side and rear building line to create a slight wrap-round in this rear corner location of the main house. The proposed extension would measure (length 2712mm x width 2015mm x maximum height 3445mm). In this location, a gap of at least 342mm would be left between the side elevation and the common shared boundary with no. 1 Grange Avenue. The proposed roof ridge has been set lower than the existing extension in this location, and the proposed roof configuration would have a shallow pitch roof design. It is proposed to render the external façade of the proposed the extension.

In terms of the proposed roof alterations to existing extension, this would apply to the extension adjacent to the rear elevations of nos. 221 -225 Slade Lane and would involve the introduction of glazing within the roof elevation to create a roof lantern to allow more light.

Regarding the proposed elevational alterations, this would consist of new upvc windows and doors along the rear elevation (PROPOSED GA REAR ELEVATION, PROPOSED GA AA ELEVATION and PROPOSED GA BB
ELEVATION - annotated 8); two windows in the roof elevation of the existing extension along the common shared boundary with no. 1 Grange Avenue (PROPOSED GA SIDE ELEVATION 2 - annotated 9); and proposed render along the rear elevation (PROPOSED GA REAR ELEVATION - annotated 6).

Consultations & Notification Responses

1. Local residents

No comments, objections or representation received.

2. Environmental Health

Condition recommended in relation to:

DEMOLITION/CONSTRUCTION PHASE*

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase.

*The applicant should refer to https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9 and IAQM/EPUK Construction Guidance at: http://iaqm.co.uk/guidance/.

3. Highways

Pedestrian access will remain as existing with alterations to the entrance including extension to porch, this is acceptable to us.

Highways have no objections.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (February 2019) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system `only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through `which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.
The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)

- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

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

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following sections are of particular relevance:

i. Section 2 Design.

- Paragraph 2.14 goes on to says: it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.
- Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.
- Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well-designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (front porch) - It is not considered to be significantly bigger than the existing, nor would it be out of character with the property or the streetsceene and therefore it can be accommodated in this location.

Impact of works (single storey side and rear extension) - Given the existing contextual relationship the adjacent house at 1 Grange Avenue , and the proposed mass and siting of the

proposed extension set in the context of a large rear garden ,it is considered that the proposed development would not give rise to any significant impacts in terms of its siting or massing to the adjacent dwellinghouse. The proposed extension would be only slightly larger in floorplate than the existing extension in this location at the rear of the house, and would have a shallower roof pitch, therefore on balance, the proposed extension is considered to be acceptable in terms of its impact on residential amenity, as there are no overbearing, overshadowing or loss of privacy impacts.

Furthermore , no.1 Grange Avenue has a long single storey rear extension along the boundary with The Grange , with this extension projecting into the rear garden , beyond the depth of the existing extension at The Grange by 6m.

Impact of works (elevational alterations) - In terms of the proposed elevational alterations, these would generally fall within general permitted development, and as such works do not generally require planning permission.

Impact of works (Design and appearance) - In terms of proposed materials, it is intended to use external facing materials in keeping with the original house which is considered to be acceptable in design terms, although a condition has been attached to ensure that materials are adhered

Impact of works (Car Parking / Highways issues) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

Construction hours condition – A request for the attachment for a construction hours condition has been noted , however, due to the limited extent of works comprising the proposed development, this has been attached as an informative ,rather than as a condition.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (February 2019); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 polices 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. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval. The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations.

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:

o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 24 February 2021.

o Location Plan received by the City Council as the Local Planning Authority on 24 February 2021.

o EXISTING GA FLOOR PLAN, dwg no. (03)002, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

o EXISTING GA FLOOR PLAN, dwg no. (03)001, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

o EXISTING GA ELEVATIONS, dwg no. (02)001, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

o EXISTING GA SITE PLAN & ELEVATIONS, dwg no. (01)001, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

o PROPOSED GA FLOOR PLAN, dwg no. (06)002, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

o PROPOSED FLOOR PLAN, dwg no. (06)001, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

o PROPOSED GA ELEVATIONS, dwg no. (05)001, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

o PROPOSED GA SITE PLAN & ELEVATIONS, dwg no. (04)001, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the application form and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those stated on:

o PROPOSED GA FLOOR PLAN, dwg no. (06)002, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

o PROPOSED FLOOR PLAN, dwg no. (06)001, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

o PROPOSED GA ELEVATIONS, dwg no. (05)001, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

o PROPOSED GA SITE PLAN & ELEVATIONS, dwg no. (04)001, revision PL0, received by the City Council as the Local Planning Authority on 24 February 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification) no part of the resulting dwelling shall be used for any other purpose than Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3. For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) *The applicant should refer to https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9 and IAQM/EPUK Construction Guidance at: http://iaqm.co.uk/guidance/.

2)Construction/demolition works shall be confined to the following hours:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

3 Grange Avenue, Manchester, M19 2EY
Levenshulme Cricket And Lawn Tennis Club, Slade Lane, Manchester, M13 0QE
4 Deanbank Avenue, Manchester, M19 2EZ
2 Deanbank Avenue, Manchester, M19 2EZ
217A Slade Lane, Manchester, M19 2EX
223A Slade Lane, Manchester, M19 2EX
219A Slade Lane, Manchester, M19 2EX
225A Slade Lane, Manchester, M19 2EX
221A Slade Lane, Manchester, M19 2EX
Flat Above, Royal British Legion, Ross Avenue, Manchester, M19 2HW

225 Slade Lane, Manchester, M19 2EX
223 Slade Lane, Manchester, M19 2EX
221 Slade Lane, Manchester, M19 2EX
219 Slade Lane, Manchester, M19 2EX
217 Slade Lane, Manchester, M19 2EX
215 Slade Lane, Manchester, M19 2EX
215A Slade Lane, Manchester, M19 2EX
LITTLE SPORTS COACHING LTD, Unit C, Ross Avenue, Manchester, M19 2HW
Unit A, Ross Avenue, Manchester, M19 2FU
Unit B, Ross Avenue, Manchester, M19 2FU
Unit D, Ross Avenue, Manchester, M19 2FU
Beech House Bowling And Social Club, Ross Avenue, Manchester, M19 2HW
213 Slade Lane, Manchester, M19 2EX
5 Grange Avenue, Manchester, M19 2EY
1 Grange Avenue, Manchester, M19 2EY

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2