

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133356/FH/2022

Date registered valid: 29 March 2022

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

Address: 15 Craigweil Avenue, Manchester, M20 6JQ

Ward(s): Didsbury East Ward

Applicant: Mr Graham Towe-Swift, 15 Craigweil Avenue, Manchester, M20 6JQ

Agent (if any): Mr Damian Curran, DAC Designs 100 Cromwell Road, Manchester, M32 8QL

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

Recommendation: Approve

Date of recommendation: 18.05.2022

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: 8 April 2022 Expired: 29 April 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 inter war style semi detached house. The property is on the west side of Craigweil Avenue adjacent to the turning head at the head of the cul de sac. The property has an rear lean to and a porch has been added to the front elevation. The rear garden is approximately 17.5 metres long and the drive at the side of the property approximately 1.4 metres wide. There is a small irregular shape front garden.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

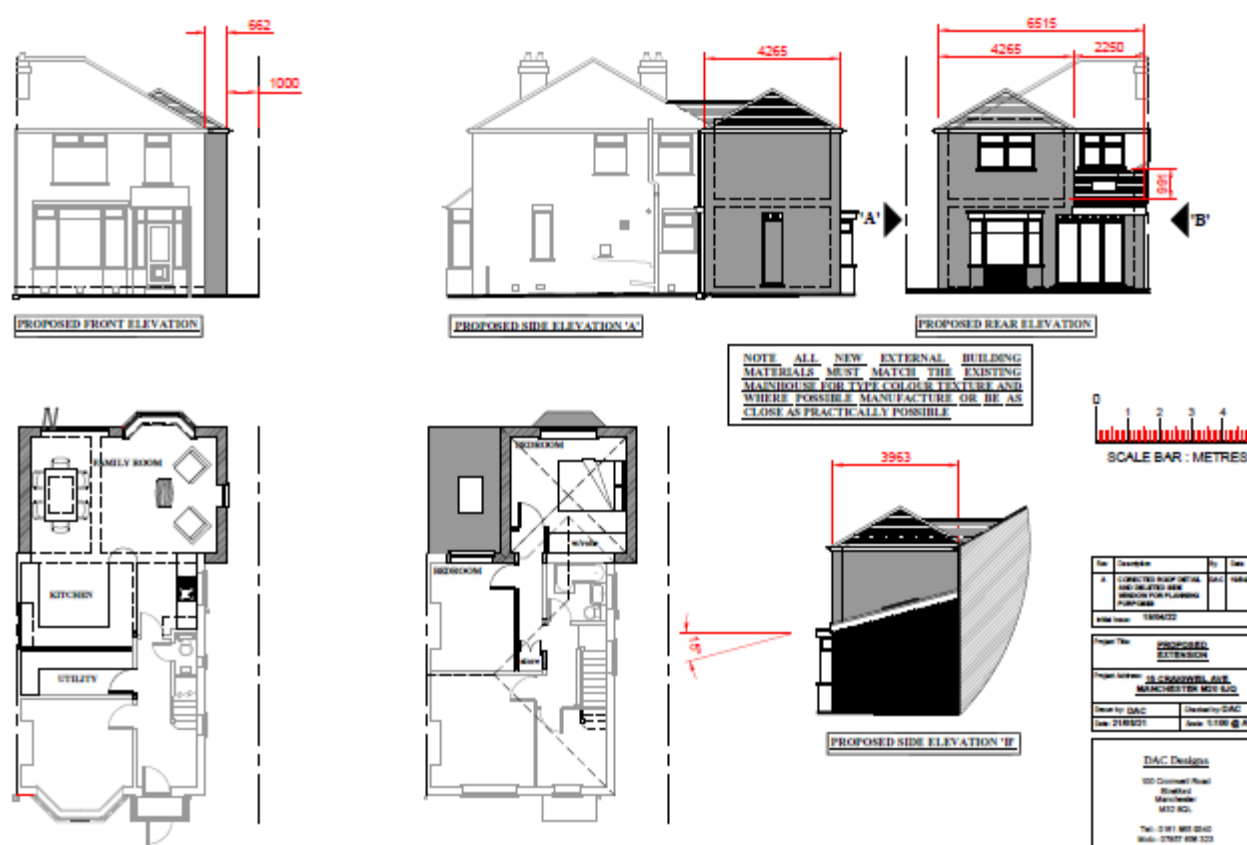
Description of area

Craigweil Avenue is a cul de sac in a residential area. The adjoining property to the south has replaces the lean to with a conservatory, which although wider than the lean to does not extend up to the site boundary. To the north is the side elevation of the neighbouring property on

Craigweil Avenue. This property has a full width rear extension and a single storey side extension. To the rear of the site is an area of unused land not within the curtilage of the adjoining properties.

Description of development

Consent is sought to erect a part single part two storey rear extension across the full width of the property and extending 0.66 metres beyond the side elevation leaving a 1 metre gap to the boundary. The extension would project 3.9metres beyond the rear elevation whilst the first floor extension would be 2.3 metres from the shared boundary. The extension would be of brick construction with a mono pitch roof to the ground floor and a pyramid roof with a link to the first floor.



There would be no windows in the front elevation of the extension. The side would contain a tall slim window at ground floor level. The rear elevation would contain a bay window and bi fold doors at ground floor level and a single window at first floor level. There would be a single roof light in the ground floor extension.

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 impacts of developments.

Unitary Development Plan

The relevant saved UDP policy is DC1 which sets out the Councils approach to residential extensions. The policy establishes the principle of extending a property to meet the changing needs of residents and the need to protect the amenity of adjacent properties and the character of the area.

Issues

Principle

The proposed extension accords with the principle set down in policy DC1 of extending a property to meet the changing needs of the occupiers.

Scale

The projection of just under 4 metres for the main body of the extension is in line with what is allowed under the larger homes extensions regulations for single storey extensions. In this case that the first floor is set away from the boundaries it is considered that this projection is acceptable. The eaves height of the two storey extension matches the host property whilst the highest point of the roof is marginally lower than the main building. On balance it is considered that the scale of the extension is acceptable.

Design

There are no design issues with the proposed extension.

Residential amenity

Principle windows are located in the rear elevation looking down the long garden. It is considered that these, including the angled windows in the bay would only give limited views towards the adjacent properties this is not considered to be significant. The slim window in the side of the rear extension faces the gable of the adjacent properties rear extension across the gaps at the side of the property, where there is a 1.6 metre high fence. It is not considered that this window would result in any significant privacy issues.



In terms of overbearing impact the adjoining property is to the south and at 3.9 metres the projection will not have a significant impact at ground floor level, whilst the first floor at 2.3 metres from the shared boundary is sufficiently far away not to have an impact.

In terms of the adjacent property to the north there is the potential for the extension to have an overbearing impact, however this would principally impact on the passage at the side of the property and the rear extension. There are also two windows in the side elevation, however these are to the bathroom and landing. It is therefore considered that the impact of the adjacent property would not be significant.

Refuse.

The submitted plans show refuse bins stored in the rear yard, which is acceptable.

Parking

The existing parking is not affected by the proposal.

Conclusion

The proposed development accords with Council policy and will not result in any significant harm.

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:

21-08-21-2 revision A received 19 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 materials to be used in the construction of the development hereby approved shall match those used in the existing building in terms of colour, size and texture.

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

16 Craigweil Avenue, Manchester, M20 6JQ
17 Craigweil Avenue, Manchester, M20 6JQ
13 Craigweil Avenue, Manchester, M20 6JQ

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