

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133333/FH/2022
Date registered valid: 6 April 2022
Proposal: Erection of a part single/part two storey side and rear extension and single storey front porch
Address: 2 Grinton Avenue, Manchester, M13 0QS
Ward(s): Rusholme Ward

Applicant: Mr Saifur Rahman 2 Grinton Avenue, Manchester, M13 0QS
Agent (if any): Mrs Harriet Greenwood Create It Studio Architects Universal Square, Devonshire Street North, Manchester, M12 6JH
Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 26 May 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 May 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 April 2022 Expired: 3 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

The application site relates to a interwar two storey semi-detached brick built dwellinghouse with a hipped concrete tiled roof. The property benefits from a large front and rear gardens. At the front of the property is a driveway that provides off road car parking.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area surrounding the application site is residential in nature arrange around a heptagon highway which form one of two identical estate designs within this area. The dwellings are predominantly two storey semi-detached properties of similar design but have varying sizes of plots.

Description of development

The applicant is seeking planning permission to a part single/part two storey side and rear extension and single storey front porch

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Issues

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Planning History Summary – There has been one previous historic planning application at this site for a single storey extension to form lounge and kitchen at side of dwelling house which was approved under planning reference: F00685, approved on the 03.09.1974.

The Principle – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

Further consideration will be given as to whether the proposal has any impact on surrounding visual amenity in particular the effect upon the amenity of neighbouring occupiers.

Residential and Visual Amenity – Taking into consideration the position, design and scale of the proposed extension and its relationship with neighbouring properties, it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

The applicant seeks to extend the property at the side and rear of the property including the roof space. At the rear the extension would have a rearward projection of 6.00metres this would be the same project as a recent conditionally approved application at the adjoining property no.4 Grinton Avenue which has a permission for a single storey extension up to 6 metres under planning reference: 132802/PDE/2022. The extension would be a part single, part two storey

extension with the single storey element being built on the shared boundary with no.4. This part of the proposal would have a lean to roof (maximum height of 3.83 metres and an eaves height of 2.6metres). The extension would then form a L shape type extension with a two storey side and rear extension that would adjoin at the rear. Unlike the two storey side and rear part of the proposed extension would be hipped roof to a maximum height of 7.52 metres and an eaves height of 5.54 metres to match the existing dwellinghouses. Based on the dimensions described above the extension would be considered a subservient addition to the property.

The orientation of the extension in relation to its neighbours, hipped roof and rearward projections would ensure that there will be no overbearing impacts on the neighbours. In terms of overshadowing as the property is located to the west of the properties on Copthorne Crescent with sufficient distance to those properties and therefore no impact.

Saved policy DC1.4 of the UDP specifically seeks to resist proposal that result in the actual or potential for terracing. In this case the relationship to the other properties on Copthorne Crescent would ensure that there are no terracing impacts at this site.

At the front the applicant is proposing a single storey front porch which has an area of 5 sqm which is slightly larger than a porch permitted by the GPDO. However its position at the front of the property should not have detrimental impact in terms of siting, size or massing.

Materials are shown to be proposed to match and there are no concerns with the design or appearance. It is recommended that materials are dealt with by means of a planning condition.

Therefore, the proposal in terms of siting, scale and massing accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Car Parking – Car Parking would be unaffected by the proposal.

Refuse Storage – The gap at the side of the dwellinghouse would allow for bins to be stored at the front of the proposed side extension in a purpose built bin store to reduce the visual amenity on the streetscene.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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/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, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

A1355(02)AP001 REV J, A1355(02)AP002 REV L and A1355(02)AP003 REV J received by the City Council as Local Planning Authority, on the 25.03.2022

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 carried out in accordance with the materials as set out in drawings:

A1355(02)AP002 REV L and A1355(02)AP003 REV J received by the City Council as Local Planning Authority, on the 25.03.2022

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

4 Grinton Avenue, Manchester, M13 0QS
46 Copthorne Crescent, Manchester, M13 0QZ
40 Copthorne Crescent, Manchester, M13 0QZ
48 Copthorne Crescent, Manchester, M13 0QZ
44 Copthorne Crescent, Manchester, M13 0QZ
42 Copthorne Crescent, Manchester, M13 0QZ
38 Copthorne Crescent, Manchester, M13 0QZ
36 Copthorne Crescent, Manchester, M13 0QZ
1 Grinton Avenue, Manchester, M13 0QS
50 Copthorne Crescent, Manchester, M13 0QZ
21 Brynton Road, Manchester, M13 0GY
19 Brynton Road, Manchester, M13 0GY

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 - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH