

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129504/FH/2021

Date registered valid: 24 February 2021

Proposal: Erection of single storey rear extension and the installation of a rear roof dormer

Address: 2 Delafield Avenue, Manchester, M12 5SL

Ward(s): Levenshulme Ward

Applicant: Mr Taj Ahmadi 2 Delafield Avenue, Manchester, M12 5SL

Agent (if any): Mr Ahmad Turkmani AT A. Design 12 Hastings Gardends , Stockport , Manchester, SK5 8BF

Case officer: Harriet Aidoo
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Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 April 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

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 application relates to a traditional brick built end-of-terrace dwellinghouse in the Levenshulme ward of Manchester. The application site comprises of a rear yard area and the property has a frontage to the back of pavement. Within the rear yard there is an existing single storey, flat roof extension which projects almost the full depth of the rear yard area. Gated alleyways run immediately along the side and rear of the application site. The immediate area around the site is predominantly residential, characterised by similar brick terraced housing. Stockport Road (the A6) is within a short walking distance offering transport links, retail, religious and commercial uses.

Description of development

The submitted plan relates to the proposed erection of a single storey rear extension and the installation of a rear roof dormer.

The proposal would also include elevational alterations involving the removal of two chimney stacks along the roof elevation, and the installation of a small fully obscurely glazed window along the first floor rear elevation to serve a proposed bathroom.

Following negotiations, the initially submitted proposal was subsequently revised in the interest of residential amenity, and revised plans were submitted, (Correspondence from agent of 02/04/2021 and attached revised proposed plans): Proposed Plans, DRAWING No. PP101-2/21A.

The revised plans would comprise of:

- o A proposed pitched roof design to the single storey rear extension, instead of the initially proposed flat roof design,
- o Clarification has been provided in terms of on-site refuse management arrangements and the storage and location of wheeled bins annotated on the revised plans,
- o The proposed dormer window would be obscurely glazed in the lower half, and
- o Clarification has been provided in terms of the external facing materials for the proposed dormer. It is intended to clad the dormer wall in tiles matching those on the existing roof with rain goods, guttering and windows to match the existing house.

The revised proposed single storey rear extension would project the full depth of the rear garden and would measure (length 5410mm x width 2312mm x height 3975mm). A distance of 1527mm would be retained between its side elevation and the common boundary with no. 4 Delafield Avenue. A pitched roof design is proposed with two windows in the roof slopes, and a door and window along the side elevation facing the common boundary with no. 4 Delafield Avenue. In terms of the proposed materials, it is intended to match materials with those of the existing building.

With regards to the proposed rear roof dormer extension, (width 3549mm x depth 3321mm x height 1719mm), it has been set-away from the boundaries and would be centrally placed along the roof plane above eaves and below the ridge of the original house, with windows facing the rear alleyway. The proposed windows would be opaquely glazed on the bottom half and the dormer wall would be clad in materials matching those on the existing roof.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

Occupiers of properties surrounding the application site were notified of the revised proposal. No objections, comments, or representations were received.

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:

- o Chapter 8: Promoting healthy and safe communities.
- o 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:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

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

- o Saved Policy DC1 for Residential Extensions is relevant.

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.

- o Paragraph 2.14 goes on to say: 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.
- o 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.
- o 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

As outlined above, the initially submitted proposal has been revised in the interest of residential amenity, and revised plans were submitted subsequently, (Correspondence from agent of 02/04/2021 and attached revised proposed plans): Proposed Plans, DRAWING No. PP101-2/21A.

Principle of development

The principle of the proposal in providing additional residential accommodation 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 (single storey rear extension) - In light of the revisions to the initially submitted plan, and given that there is an existing single storey rear extension, together with the contextual relationship of the property being an end of terrace with alleyways along the side and rear elevations, and due to the fact that there are other similar single storey rear extensions within the immediate area and the proposed extended projection would only be 1355mm in addition to what is already in situ, it is considered that it could be accommodated in this location.

The proposed single storey rear extension overall projects 5410mm to the boundary with the rear alleyway and a distance of 1527mm would be retained between its side elevation and the common boundary with no. 4 Delafield Avenue. In addition, some amenity space would be retained, and with the alleyways immediately along the side and rear boundaries there is a sense of separation. It is therefore, not considered that there would be a significant adverse impact from the proposal. Additionally, the proposed development would be consistent with those within the neighbourhood and therefore it would not be out of character.

Impact of works (rear roof dormer extension) - It is not considered that the proposed dormer along the rear roof plane would unduly impact on the residential amenity as it would be set-away from the boundaries and would be centrally placed along the roof plane above eaves and below the ridge of the original house, with windows facing the alleyway which would be opaquely glazed on the bottom half in the interest of privacy given the design density of this housing type, and the elevated position of the proposed window. It is also intended to clad the dormer in external facing materials similar to those on the original roof, which is considered acceptable in design terms.

Impact of works (elevational alterations) - In terms of the proposed elevational alterations, these would generally fall within general permitted development.

Design and appearance - For the reasons stated above and due to that fact that it is intended to match materials with those of the original house and in context with the surrounding houses and the wider neighbourhood, it is considered that the proposal would be acceptable in design

terms. However, a materials condition has been attached to ensure that the materials are adhered to.

Car parking - The existing arrangement would be unaffected.

Refuse management - The existing arrangement would not be significantly affected; amenity space would be retained within the rear yard and bins can be stored within curtilage and brought to the back of pavement on collection days.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is not considered that the proposed development would be unduly overbearing, nor would it present privacy and overlooking concerns, which would adversely impact upon residential or visual amenity; pursuant with 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 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. In this instance, the initially submitted plan has been revised in the interest of residential amenity, (Correspondence from agent of 02/04/2021 and attached revised proposed plans): Proposed Plans, DRAWING No. PP101-2/21A. 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. The local planning authority had no other issues to raise with the agent but have attached the relevant conditions.

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 Location Plan and Site Plan, DRAWING No. PP101-2/21, received by the City Council as the Local Planning Authority on 24 February 2021.
- o Existing floor plans and elevations, DRAWING No. PP101-2/21, received by the City Council as the Local Planning Authority on 24 February 2021.
- o Correspondence from agent of 02/04/2021 and attached revised proposed floor plans and elevations, DRAWING No. PP101-2/21A

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) Notwithstanding the materials annotated on the elevation plans and as stated on the submitted information, prior to erection of the above ground works, samples of the external facing materials to be used on the development hereby permitted shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved materials.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: 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 extensions hereby approved other than those shown on the: Revised proposed floor plans and elevations, DRAWING No. PP101-2/21A, received by the City Council as the Local Planning Authority on 02/04/2021.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking, pursuant to The Manchester Core Strategy Development Plan Document, policies DM1 and SP1.

5) Before first occupation of the development thereby approved, the dormer window along the rear roof plane as shown on the: Revised proposed floor plans and elevations, DRAWING No. PP101-2/21A, received by the City Council as the Local Planning Authority on 02/04/2021, shall be obscurely glazed on the lower half to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies EN1, SP1 and DM1 of the Core Strategy.

6) Before first occupation of the development thereby approved, the proposed first floor window along the rear elevation to serve the proposed shower room, as shown on the: Revised proposed floor plans and elevations, DRAWING No. PP101-2/21A, received by the City Council as the Local Planning Authority on 02/04/2021, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies EN1, SP1 and DM1 of the Core Strategy.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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.

Appendix 1 – List of consultees & neighbours notified

6 Delafield Avenue, Manchester, M12 5SL
4 Delafield Avenue, Manchester, M12 5SL
129 Longden Road, Manchester, M12 5SJ
125 Longden Road, Manchester, M12 5SJ
121 Longden Road, Manchester, M12 5SJ
691 Stockport Road, Manchester, M12 4QN
123 Longden Road, Manchester, M12 5SJ
127 Longden Road, Manchester, M12 5SJ

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: NORTH2