

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129257/JO/2021
Date registered valid: 1 February 2021
Proposal: Variation of condition number 2 (specified plans) from planning approval reference 127564/FH/2020 to allow an increase in the width of the extension and reduce the number of proposed rooflights
Address: 6 Burton Avenue, Manchester, M20 3EL
Ward(s): Old Moat Ward

Applicant: Mrs Lynsey Marsh & Francis Marjus And Francis Markus 6 Burton Avenue, Manchester, M20 3EL
Agent (if any): Mrs Magdalena Haener Pride Road Manchester South 110 Great Stone Road, Manchester, M16 0HD
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 22nd March 2021



Application details

Type of application:	Variation or Removal of Condition
Development type:	Householder
Date of site visit:	
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 3 February 2021 Expired: 24 February 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 site comprises a two storey brick built semi-detached property in the Old Moat ward area of Manchester. The property is gable fronted with brick bay windows and recessed front entrance with decorative timber arch design. The property benefits from a front and rear garden and hardstanding driveway with attached garage to the side. The property is bounded by brick wall and hedging to the front, wall to the side with some soft landscaping.



Description of area

This is primarily a residential area in character

Description of development

Variation of condition number 2 (specified plans) from planning approval reference 127564/FH/2020 to allow an increase in the width of the extension and reduce the number of proposed rooflights

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The application for the variation to the approved plans are considered to be acceptable in principle. The alterations would see changes to allow an increase in the width of the extension and reduce the number of proposed rooflights

History

Previous planning history for the property includes - 127564/FH/2020- Erection of a single storey rear extension including 6 x no. roof lights, raised decking and associated elevational alterations to rear to provide additional living accommodation. This application was approved 04.11.2020

Residential Amenity

The proposal would see a change in the single storey rear extension by increasing the width from 5.260 metres, an increase from the previous width of 4.7 metres an overall increase of 50cm. In addition, the proposal seeks to change the number of roof lights by reducing the number from 6 to 3.

It is considered that the proposed variation will not give rise to any harm to residential amenity given the original application was assessed for this impact and considered to be acceptable. The proposed alterations to the property should sit comfortably within the site and it is felt that the proposal would not be out of character either with the property itself or other extensions seen locally.

No concerns were raised by neighbours and it is considered that the proposal would not give rise to overshadowing or loss of light that the neighbouring occupants currently enjoy. It is considered that the proposed increase in the outbuilding would not affect the amenities of the occupiers of neighbouring residential properties.

For the above reasons, the proposal is considered to have an acceptable impact on residential amenity in accordance with the guidance contained within saved UDP policy DC1 and with policy DM1 of the Core Strategy.

Design and Appearance

The design appears in keeping with the character of the existing property, with the materials to be used in the construction are to match the existing, which is considered to be acceptable. The proposed extension should not detract from the character and appearance of the existing houses.

It is therefore considered to accord with the principles for residential extensions set out Policies DC.1 and DM1 of the Core Strategy.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing and it is not considered that the proposal would create any loss of amenity to neighbouring occupiers, nor that of the present and future occupiers of the application site. The proposal would allow the occupiers to adapt their home to meet their needs, without unduly affecting the amenities of the adjoining neighbouring properties.

For the above reasons, the proposal would not have any detrimental impacts on visual or residential amenity and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during 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 planning permission reference 127564/FH/2020 that date being 4th November 2020

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:

Received on 18th February 2021 numbered 10 Rev D Proposed Ground Floor Plan

Received on 18th February 2021 numbered 11 Rev B Proposed First Floor and Cellar Plans

Received on 18th February 2021 numbered 12 Rev F Proposed Elevations

Received on 14th October 2020 numbered 13 Rev B Proposed Cross Section and North Elevation

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 on the external surfaces hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

5 Park Gate Avenue, Manchester, M20 3BZ
3 Park Gate Avenue, Manchester, M20 3BZ
7 Park Gate Avenue, Manchester, M20 3BZ
8 Burton Avenue, Manchester, M20 3EL
4 Burton Avenue, Manchester, M20 3EL

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH