

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128962/FH/2020

Date registered valid: 30 December 2020

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

Address: 47 Weller Avenue, Manchester, M21 7SS

Ward(s): Chorlton Park Ward

Applicant: Mr Alan Godwin, 47 Weller Avenue, Manchester, M21 7SS

Agent (if any): Mr Derek Watmough, 4mation Architecture Ltd, 27 Blythe Avenue, Stockport, SK7 1EU

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23.02.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: No site visit conducted during COVID-19, site photos provided and regard had to google mapping

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 February 2021 Expired: 18 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/area

The property is a two storey semi detached property within a predominantly residential area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of a part single, part two storey rear extension to provide additional living accommodation

Consultations & Notification Responses

An objection was received in relation to both the originally submitted drawings and the revised drawings.

The objection in relation to the revised drawings the resident commented as follows:
Having spoken to my neighbours at 47 re my concerns, I visited them in their garden to discuss how far the new build will extend. Having measured it, it is unfortunately even further than I had anticipated. I do understand the need for the downstairs toilet for the family and, having looked at the new plans, am aware that they have revised their plans by taking the upper storey in a bit. However, I still feel that the extension juts out a very long way and, despite not cutting out sun, it is a lot of wall and the 2 storeys will be extremely overbearing and will definitely cut out light. I don't think that the revised plans will do anything to change the impact of it. I do wish that I could support their plans for their sake, however, I do feel very concerned about the impact on

both my view from within and outside the back of my house and my experience when in my garden.

Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 for Residential Extensions is a saved policy.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

Policy DM 1 - Development Management

Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF)

Issues

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

Principle - The proposal is for the erection of a part single storey, part two storey rear extension to form additional living accommodation, which is considered to be acceptable.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Siting – The proposed single storey extension would project c.3m on the shared boundary with the adjoining semi detached property. The part single, part two storey extension would project 4.05m at ground floor and 3.65m at first floor. All extensions would only come off the rear of the existing property.

Design and Appearance – The materials would match the existing dwelling house and are considered to be acceptable within the context.

Scale and Massing – The scale and massing of the proposal is acceptable in relation to the existing property. The two storey element having a hipped roof lower than the ridge of the existing property.

Residential Amenity – The extensions proposed would not adversely impact upon the residential amenities of any neighbouring property as they would not provide any further overlooking than from the existing dwelling, there are no side facing windows proposed. The single storey extension at ground floor on the shared boundary would not remove any light or have any overbearing effect on the neighbouring property at No. 49 Weller Avenue. The two storey element nearest to the angled boundary with the neighbouring property to the south was reduced to 3.65m to meet the terms set out in policy DC1 of the Unitary Development Plan. This is considered to be appropriate in this instance due to the orientation of the neighbouring property (development to the north) and the gap retained to the boundary. It is not considered that the extension would provide an undue loss of light or overbearing impact.

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 undue loss of amenity to neighbouring occupiers, nor that of the present and future occupiers of the application site. The proposal therefore complies with policies DC1 of the Unitary Development Plan, DM1 and SP1 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

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. The proposal is considered to be acceptable and has been determined in a timely manner.

Condition(s) to be attached to decision for approval

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

Drawing 02 Rev C received 03 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 to be used on the external surfaces of the extension hereby permitted shall match those of the existing building 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

List of properties notified on Uniform

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