

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129345/FH/2021
Date registered valid: 9 February 2021
Proposal: Erection of porch following demolition of existing porch
Address: 52 Floyd Avenue, Manchester, M21 7NB
Ward(s): Chorlton Park Ward

Applicant: Mr And Mrs Neild, 52 Floyd Avenue, Manchester, M21 7NB
Agent (if any): Mr Neil Hutchinson, Agfplans, 121 Park Road, Bolton, BL5 3DB
Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 06.04.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 February 2021 Expired: 4 March 2021

Site notice

No site notice has been produced

Press advert

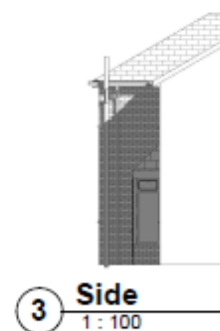
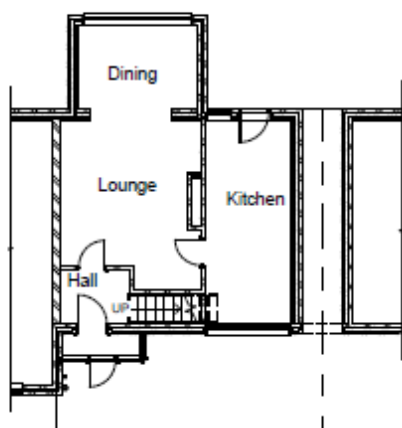
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a two storey mid terrace property. The front elevation of the properties is stepped with the property to the left forward of the front face of the application site and the one to the right level. There is an existing largely glazed front porch. At the rear is a single storey extension. The front garden is 15.7 metres long and contains a drive to one side. The property is former local authority housing stock.



Listed building: Not applicable

Conservation area: Not applicable

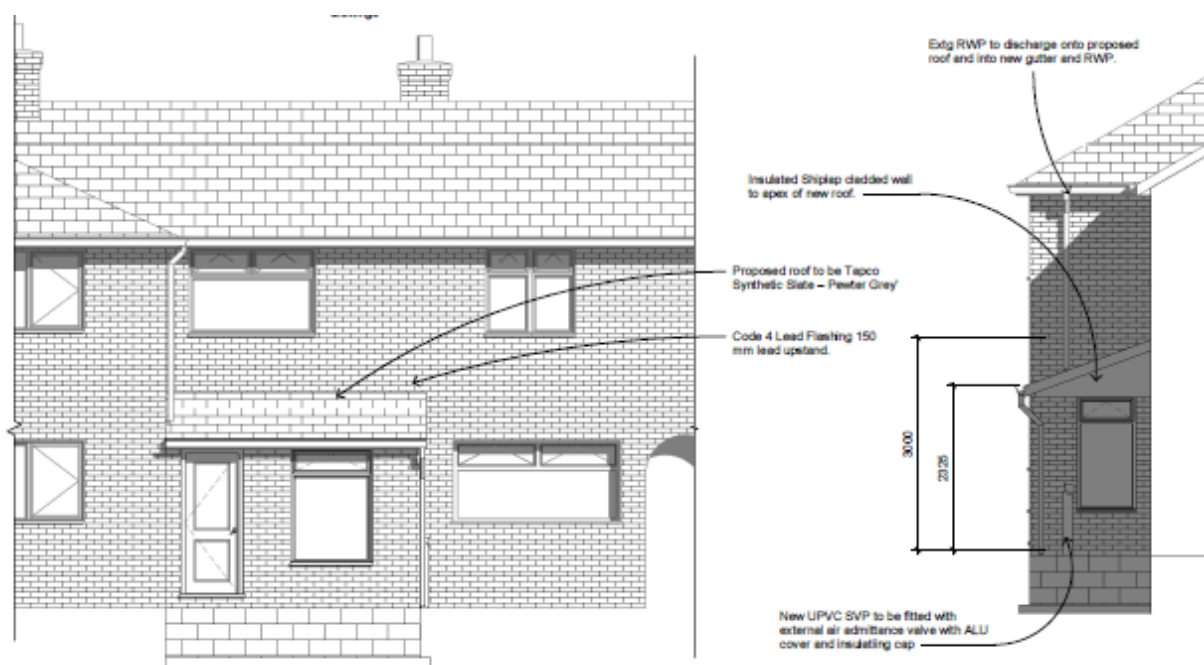
Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The property is part of a terrace of 6 dwellings comprising two centrally located houses with two cottage flats at either end. The cottage flats set forward of the houses. The houses are separated at ground floor level by a passage to the rear gardens. The cottage flats have two entrance and on the front elevation and one on the side. These retain the original flat canopy. The adjoining house Has replaced the original canopy with one with a hipped roof.

Description of development

Consent is sought for the erection of a front porch following the demolition of the existing porch. The porch would project 1.7 metres and the front face would be flush with the front elevation of the adjoining cottage flats, and be 3.6 metres wide. The proposed porch would have a mono pitch roof with eaves at 2.3 metres and the highest point being 3 metres. It would be of brick construction with a tile roof. The front elevation would contain a door and a window. There would also be a window in the side elevation.



Consultations & Notification Responses

Local Residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seek to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan.

The relevant saved UDP policy is DC1 which establishes the principle of extending a property to meet the changing needs of the occupiers which not harming the character of the area or the amenity of residents. There are no clauses specific to porches with the policy.

Issues

Principle

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

Scale

The proposed porch would be flush with the front elevation of the property it adjoins. At 3.6 metres wide it would be marginally less than half the width of the property, 7.3 metres. The eaves and ridge heights of 2.3 and 3 metres respectively are not considered excessive. In view of the large front garden and the position of the porch nestling against the forward projection of the cottage flats it is considered that the scale of the proposed porch is acceptable.

Design

There are no design issues with the proposed porch.

Parking

The property has a long drive capable of accommodating three cars. This would not be reduced by the proposed development.

Residential amenity

The proposed porch will have no impact on the adjoining cottage flats in terms of either overbearing impact or privacy. The window in the side of the porch faces the adjoining house, however, it would be 4.2 metres from the adjoining boundary and given its use it is unlikely to result in any loss of privacy. There would be no overbearing impact. It is worth noting that the existing porch, whilst smaller contains more glazing.

On balance it is considered that the proposed porch would not adversely impact on residential amenity.

Conclusion

The proposed porch is considered acceptable in all respects.

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:

Drawing 2 of 4 Proposed elevations received 9 February 2021

Drawing 3 of 4 Proposed floorplans received 9 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 development hereby approved shall be constructed using the materials specified on the approved drawings and application forms.

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

61 Floyd Avenue, Manchester, M21 7WG
59 Floyd Avenue, Manchester, M21 7WG
46 Floyd Avenue, Manchester, M21 7NB
56 Floyd Avenue, Manchester, M21 7NB
54 Floyd Avenue, Manchester, M21 7NB
50 Floyd Avenue, Manchester, M21 7NB
48 Floyd Avenue, Manchester, M21 7NB
20 Lundy Avenue, Manchester, M21 7JW
18 Lundy Avenue, Manchester, M21 7JW
16 Lundy Avenue, Manchester, M21 7JW
2 Littler Avenue, Manchester, M21 7WA
1 Littler Avenue, Manchester, M21 7WA

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