

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128245/FH/2020

Date registered valid: 15 October 2020

Proposal: Erection of single storey side and rear extension, following demolition of existing porch and bay window, to provide additional living accommodation

Address: 11 Maywood Avenue, Manchester, M20 5GR

Ward(s): Didsbury East Ward

Applicant: Mr J Talbot & Ms S Warrington, 11 Maywood Avenue, Manchester, M20 5GR

Agent (if any): Ms Sarah Bolsover, Smashbox Architecture, 97 Alderley Road, Wilmslow, SK9 1PT

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 December 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos submitted during Covid-19 situation

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 October 2020 Expired: 10 November 2020

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 is a red brick, two-storey inter-war dwelling situated on the northern side of Maywood Road in the Didsbury East ward. The semi-detached property has a glazed porch at the front and a small, single-storey rear extension. The hipped roof is covered with red interlocking tiles and the ground floor rear elevation has a box bay window with canopy roof over.

The property has gardens at the front and rear, with off road parking for one vehicle on the front driveway and access to the rear garden along the side elevation.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located towards the western end of Parrs Wood Road, close to the junction with Broad Oak Lane. The immediate area in all directions is residential comprising a similar housing typology, with Millgate Fields and the River Mersey valley located a short distance away to the north, west and south. The River Mersey itself is located 500 metres to the south, which places the site within Flood Risk Zone 2. The site is also within 250 metres of an historic landfill zone.

The site is within walking distance to Parrs Wood High School and entertainment centre located to the north east, as well as a Tesco store and East Didsbury train station giving access to the airport and Manchester city centre approximately 5 miles to the east.

Description of development

Erection of single storey side and rear extension following demolition of existing porch and bay window.

The proposal provides an extended kitchen / dining room, utility room and WC at ground floor.

Consultations & Notification Responses

Neighbour notifications - No comments received.

Environmental Health - Gas condition

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill had pursuant to policy EN18 of the Manchester Core Strategy.

Issues

Saved UDP policy DC1 and Core Strategy policies SP1, DM1, EN14, EN19 and T2 are material considerations in the application which is assessed for its impacts on residential and visual amenity together with any implications for parking, bin storage, flood risk and gas ingress.

Residential amenity

The application proposes a wraparound single storey extension which is sited half-way along the side elevation and continues across the full width of the rear. The projection towards the boundary with No.13 is 2 metres and comes off the rear elevation by 4 metres following demolition of the porch and bay window.

The height to eaves is 2.4 metres and 3.8 to the sloping mono-pitch roof. Windows are proposed at the front and rear and a door on the side elevation. The rear element would abut a single storey rear extension on the rear elevation of No.9, the adjoining semi, extending slightly beyond the rear wall of this extension.

There are no concerns with this proposal in terms of its impact on overlooking, overshadowing or being overbearing. As such, there are no objections on residential amenity grounds.

Visual amenity

The proposal is of a simple design which keys into the original dwelling with materials to match. The setback of the extension when viewed from the front diminishes its appearance whilst the mass of brickwork at the rear is relieved by patio doors and a kitchen window.

Parking / Bin storage

Given there are no proposals affecting the footprint coming forward of the principal elevation, and that a gap of 667mm is retained at the side, parking and bin storage can be comfortably accommodated within the curtilage without any impact on pedestrian and highway safety, and visual amenity. The proposal therefore accords with the objectives within Core Strategy policies T2 and EN19.

Flood Risk

Due to its location 500 metres north of the River Mersey, the site lies within Flood Risk Zone 2 which is the lower risk zone. A Flood Risk Assessment was submitted with the application which was not assessed by the Flood Risk Management team. Notwithstanding this, the application has had regard to the Environment Agency's Standing Advice for minor planning applications.

In accordance with the EA's advice, the application confirms that the extension has been designed so that the proposed finished floor level (FFL) would be raised above the lowest ground level by at least 300mm. The proposed FFL would match the existing FFL and therefore be no lower than any of the existing FFL's within the existing property.

In addition, the applicant is aware of the possible flood risk and has signed up to receive EA warnings which is recommended good practice. On this basis, the proposal accords with the requirement to reduce flood risk in new development established in Core Strategy policy EN14.

Gas

The site lies within 250 metres of an historic landfill zone. A gas membrane condition is therefore recommended to mitigate the effects of gas ingress in accordance with Core Strategy policy EN18.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application received no objections on notification and has been approved with appropriate conditions in the interests of residential and visual amenity.

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 and dates received:

Application Form 08 Oct 2020
Location Plan 08 Oct 2020 6969 PL01
Existing Ground Floor Plan 08 Oct 2020 6969 PL02
Existing Elevations 08 Oct 2020 6969 PL03
Existing Elevations 15 Oct 2020 03
Proposed Elevations 08 Oct 2020 6969 PL04
Proposed Elevations 08 Oct 2020 6969 PL05
Proposed Elevations 15 Oct 2020 04
Proposed Elevations 15 Oct 2020 05
Flood Risk Assessment 15 Oct 2020
Photos 15 Oct 2020

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, as stated on the Householder Application Form.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill had pursuant to policy EN18 of the Manchester Core Strategy.

5) Before first occupation of the extension hereby approved, the ground floor WC window on the front elevation, shall be obscure 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

13 Maywood Avenue, Manchester, M20 5GR
543 Parrs Wood Road, Manchester, M20 5GQ
12 Maywood Avenue, Manchester, M20 5GR
545 Parrs Wood Road, Manchester, M20 5GQ
9 Maywood Avenue, Manchester, M20 5GR
14 Maywood Avenue, Manchester, M20 5GR

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
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH