

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128401/FH/2020

Date registered valid: 26 October 2020

Proposal: Erection of part single, part two storey side and rear extension, front porch extension and raised platform to form additional living accommodation

Address: 8 Rowood Avenue, Manchester, M8 0RF

Ward(s): Cheetham Ward

Applicant: Mr Rizwan Ahmad, 8 Rowood Avenue, Manchester, M8 0RF

Agent (if any): Mr Ahmed Choudhry Nada Architects 169 Kingsway, Manchester, M19 2ND

Case officer: Steven McCoombe
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Recommendation: Approve

Date of recommendation: 30 November 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 29 October 2020 Expired: 19 November 2020

Neighbour notifications

Printed: 19 November 2020 Expired: 29 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 relates to a two storey, semi-detached dwellinghouse incorporating front and rear garden areas.

To the front is driveway, which allows for off road car parking and leads along the side of the property.

The property is neighbourhood to the front and sides by similar properties, including No.6 which is presently subject to an application for planning permission for a similar extension (Ref: 128252/FH/2020).

To the rear, the property adjoins a grass verge, beyond which is Metrolink line.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within a predominantly residential area, mainly comprising two storey, semi-detached dwellinghouses, many of which have been subject to extensions.

Description of development

Planning permission is sought for the erection of part single, part two storey side and rear extension, front porch extension and raised platform to form additional living accommodation.

To the side, a part single, part two storey side extension is proposed, to which the first floor is set back from the main house by 2 metres. The side element is situated right up to the boundary with No.4 and projects beyond the rear of the house by 3.66 metres.

The side element incorporates a lean to roof at single storey level and a hipped roof which follows the profile of the existing house at two storey level.

To the rear, the proposed extension extends across the full width of the existing house, with the first floor set in from the side boundary with No.8 by 2.5 metres. The rearward projection of the rear element ties in with the proposed side element to wrap around the property to again project 3.66 metres to the rear.

The roof design of the rear extension again incorporates a lean-to roof for the single storey element and a hipped roof to the two-storey element.

Also to the rear, it is proposed to convert the basement area of the extension, which sits below the ground level of the rear of the property. A stepped access leads to a rear patio/garden area. A series of 3 low level windows face onto the rear garden.

To the front a single storey porch area with lean to roof is proposed. The porch occupies a central position in relation to the property, with a floor area of 1.2 x 2.8 metres.

The application relates to a revised proposal to that originally submitted. Following negotiations, amended drawings were received which allowed for an increased set back of the first floor element from the front of the existing house and also the side boundary with No.6. This resulted in an altered roof design of the single storey element to the rear.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Policy

The below policy and guidance is considered relevant to the consideration of this application:

- Saved Policy DC1 of the UDP;
- Policies DM1 and SP1 of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

Allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable, provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this case, the proposed changes are considered acceptable and in accordance with saved policy DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Residential and Visual Amenity

Due to the position, design and size of the proposed extension and its relationship with the neighbouring residential properties, including the position of neighbouring windows, it is not considered that there would be any significant impact in terms of any over-dominance, over shadowing or overlooking..

The rearward projection (3.66 metres) coupled with the first floor being set in by 2.5 metres from the other half of the semi, results in an extension that limits the impact on the adjoining property to an acceptable level and a 45 degree visibility angle between the centre of the neighbouring window and the rear wall of the proposed first floor element will limit any harm as a consequence of any over-dominance or overshadowing.

No windows are proposed within the inward face of the side elevation and therefore there will be no material impact in terms of levels of overlooking. A condition has been included to ensure no further windows/doors in inserted other than those expressly approved.

In terms of the street-scene, the first floor side element has been set back 2 metres from the frontage of the original house to increase subservience and to prevent any 'terracing' effect.

On balance, it is considered that the proposed extension is at the upper limit of what can be accommodated at this property. It is believed however that the design alterations to the both to position and rearward projection of footprint and the increased recessing will result in an extension that can be satisfactorily accommodated at the property without any significant impacts. As such, the proposal accords with saved policy DC1 of the UDP, policies DM1 and SP1 of the Core Strategy and the National Planning Policy Framework (NPPF).

It should also be noted that the rearward projection of the proposed extension would mirror that of the other half of the semi at No.8. The design of the proposed neighbouring extension is also similar to that proposed as part of this application and therefore the impact to both properties is comparable.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning 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 materials to be used on the external surfaces of the extension hereby approved 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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location plan and drawings numbered (02) 001/PL3 and (03) 001/PL3 received by the City Council as Local Planning Authority on 26 October 2020 and 19 November 2020 respectively.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the extensions hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester

5 Rowood Avenue, Manchester, M8 0RF

6 Rowood Avenue, Manchester, M8 0RF

10 Rowood Avenue, Manchester, M8 0RF

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: NORTH1