

Introduction

This planning application is a re-submission following the Council's refusal of planning permission (reference 126873/FH/2020) for a householder application comprising a part-retrospective application for the erection of a part single, part two storey rear extension and a two storey side extension to provide additional living accommodation at 13 Olney Avenue, Manchester, M22 8AB. The application was refused planning permission on 29th July 2020 for the following reason:

1) The proposed development due to its scale, bulk, massing, size and its relationship to the original house would not be subservient to the main house; would form an overly dominant and visually obtrusive feature within the street scene, and would be incongruous with the character of the area in general, which would also have an overbearing appearance to neighbouring occupiers to the detriment of visual amenity particularly no. 11 Olney Avenue and as such is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

Site and surroundings

The site comprises a two storey end terrace property in the Northenden ward area of Manchester. The roof is hipped reflecting the predominant design of roof in the immediate area. The property lies at the end of a cul de sac which backs onto properties along Shayfield Drive. Gardens lie to the front, side and rear of the property with boundary treatment made up of timber fencing hedging.

Proposal

The revised proposal, the subject of this application, is a part-retrospective application for the erection of a part single, part two storey rear extension and a two storey side extension to provide additional living accommodation. The ground floor element of the proposal has been constructed. The principle difference between the revised plans and the previous refusal is that the first floor element has been reduced in scale and has been set away from the boundary. The approved plans are included as

Appendix 1.

Relevant Planning History

125485/FH/2019- Application Approved - 18.03.2020- Erection of a part single, part two storey rear extension and a part single part two storey side extension to provide additional living space.

126873/FH/2020) for a householder application comprising a part-retrospective application for the erection of a part single, part two storey rear extension and a two storey side extension to provide additional living accommodation at 13 Olney Avenue, Manchester, M22 8AB. The application was refused planning permission on 29th July 2020

Relevant Policy

Saved policy DC1 Unitary Development Plan for the City of Manchester

Policy DC1 applies to residential extensions. The policy contains many parts. The officer did not specifically refer to a part of Policy DC1 within the previous refusal. However, it is considered the most relevant parts of the policy for this proposal are set out below.

DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to:

a. the general character of the property;

- b. the effect upon the amenity of neighbouring occupiers;*
- c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;*
- d. the overall appearance of the proposal in the street-scene;*
- e. the effect of the loss of any on-site car parking.*

These issues are dealt with below in the applicant's case.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);*

The proposal is not excessively bulky, it sits back from the front of the dwelling and the plot is of a generous site to allow a reasonable size extension as evidenced by the previous approval. Furthermore, the extension is set down within the plot, with part of the garden at a higher level.

- b. they do not create an undue loss of sunlight, daylight or privacy;*

The proposal would not lead to a loss of sunlight, daylight or privacy to any neighbouring properties, this is discussed in more detail in the section below.

- c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;*

The proposal is set behind the front of the host dwelling and it would be barely visible from the road.

- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.*

The proposed extension would be ancillary to the host dwelling. There is parking provision in front of the dwelling which would not be altered and is sufficient to serve the needs of the site.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;*

The proposed rearward extension is 3.4 metres and therefore complies with this part of the proposal.

- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;*

Part of the extension is two storeys, however the extension will have a pitched roof and gable and will not have a flat roof. The proposal complies with this part of the policy.

- c. 2-storey extensions to terraced properties which occupy the full width of the house;*

The host dwelling is a semi-detached and therefore this part of the policy is not relevant to this appeal.

- d. flat roofed extensions to bungalows;*

The host dwelling is not a bungalow and therefore this part of the policy is not relevant to this appeal.

- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).*

The Council have not quoted any privacy distances or referred to any supplementary guidance.

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;*

The revised plan shows that the proposed two storey side extension has been set well off the boundary and therefore a significant gap to the side boundary will be retained. The common boundary with No 11 is set at an angle and the first floor element of the extension will be approximately four metres off the boundary at its close point.

- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;*

The neighbouring property No 11 is set at right angles to the appeal site and therefore any terracing effect will not apply. The proposed extension is set back from the front of the dwelling which will lessen its impact when viewed from the street.

- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.*

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy.

The revised proposal sets the first floor element approximately four metres off the side boundary at its closest point to the boundary. The proposal accords with this element of the policy.

Applicant's Case

The Council have previously refused a planning application on the site for one reason. However, there is a previous approval for an extension to the side and rear of the host dwelling. The previous planning permission (ref 125485/FH/2019) approved a two storey side and single storey extension. The approved plans form part of **Appendix 2**. The approved plan is considered to be a significant material consideration in the determination of this revised application.

With regard to the single storey element at the rear of the dwelling, the approved plan shows a projection of 3 metres and the plans, the subject of this revised plan, increases this projection to 3.4 metres. The Councils policy allows a projection of 3.65 metres and therefore the proposal is well within this policy limit.

With regard to the single storey side element, the revised application shows it projecting to the side by approximately two metres. The single storey element has been constructed and this part of the proposal is retrospective. The proposed single storey projection is set well off the side boundary, apart from its front corner which is approximately one metre from the boundary. The Council's policy states there should normally be a minimum of 1.52m (5 ft) between the side wall and the common boundary, however, this policy relates to two storey extensions and therefore this aspect of the policy is not

relevant to the proposal. Notwithstanding this, although part of the proposal in relation to the single storey element would be within 1.52 metres to the side boundary, it would be only one corner of the proposal and the majority of the extension would be set some distance from the boundary.

Turning to the first floor element, this is broadly similar to the previous approval. The only difference is that the rear wall of the first floor part of the extension would be constructed on the ground floor part of the extension. This means that the first floor extension would be 0.4 metres deeper than the previous approval. This is considered to be a very minor extension to the previous approval.

The planning officer referred to the design of the roof in her report for the previous refusal and stated the *'roof would be hipped to reflect the existing design of the roof of the property'*. *'The height to eaves remains the same as the existing property, however the ridge height is set down from the existing ridge height'*.

These are considered elements that ensure the proposal would be subservient to the host dwelling and the design of the proposed extension still provides this subservience. Furthermore, the revised proposal is still set behind the front of the host dwelling, which is a key aspect of policy. The proposal is considered to comply with Policy DC1.2a).

The previous refusal referred to the extension being overly dominant and a visually obtrusive feature within the streetscene. The revised planning application shows that the proposed extension is set back from the frontage of the host dwelling by about 1.5 metres. The host dwelling is a corner dwelling on a small cul-de-sac and forms the end dwelling of a terrace of four. The proposed extension sits to the side of the dwelling and set back from its frontage. Views of the area between the host dwelling and No 11 are extremely limited. The ground floor element has been constructed and is not particularly visible when viewed from the road and the first floor element is the same as the approved plan when viewed from the front. Overall it is not considered the proposal will be an obtrusive feature in the street scene and be harmful to the character of the area.

The previous refusal referred to an overbearing appearance to neighbouring occupiers, in particular reference was made to no 11 Olney Avenue and 45 Shayfield. Dealing with No 45 Shayfield first, this property sits to the rear of the appeal site. The site sits below the level of the garden of No 45 Shayfield and is set approximately 7 metres from the rear boundary shared with its neighbour. In terms of overlooking, there is always an element of some overlooking into back gardens where dwellings are situated relatively close to each other within an urban environment. However, in this case the Council have approved an extension which shows two windows and a patio door on the ground floor and a window on the first floor serving a bedroom. The revised proposed has a similar fenestration layout with one additional ground floor window. The main difference is that the proposal is now 0.4 metres projected further than the approved plan. However, it is not considered that the proposed 0.4 metre distance closer to the neighbouring property and the additional ground floor window would result in harmful overlooking to the detriment of the living conditions of No 45 when compared to the previous approval.

Turning to the relationship with No 11 Olney Avenue, this property sits adjacent to the appeal site and is set at right angles to the host dwelling. The neighbouring property has no main windows on its southern elevation, facing the appeal site, apart from a door and a small window located close to it. The proposal would therefore have very little impact on light entering the neighbouring property as its main habitable windows are at the front and rear, orientated west and east.

The proposal would have no windows in its north elevation facing No 11, other than two windows serving an ensuite and a landing. Therefore, there would be no overlooking from the occupiers of the dwelling into No 11 dwelling or its garden.

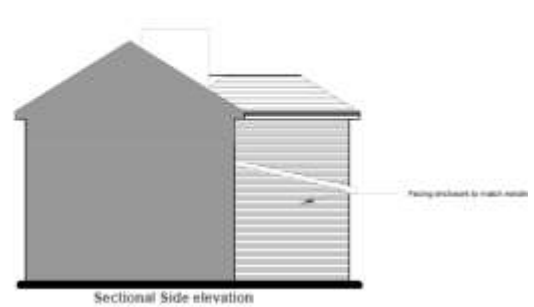
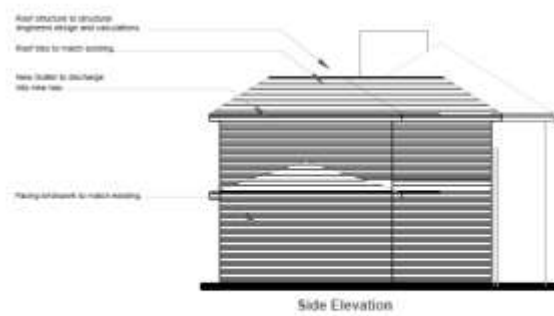
In terms of overbearing the extension at its closest point would be about three metres from the neighbouring dwelling, however, this would be the front corner of the extension. The remainder of the extension would be set well away from the common boundary and would not be overbearing. The first floor element has been set well away from the boundary and is no different in its relationship with No 13 than the previously approved plan.

Overall it is considered the proposal would not be harmful to the living conditions of No 11 Olney Avenue or No 45 Shayfield.

Conclusion

Overall the proposal is considered to be acceptable in that the proposal would be subservient to the mass and appearance of the host dwelling, it would not be an obtrusive feature in the street scene and would not be harmful to the living conditions of neighbouring residents. The proposal complies with the Council's policies and the Council is requested to approve the revised planning application.

Appendix 1 Proposed Plans



Appendix 2 Approved Plans

