

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127331/FH/2020

Date registered valid: 3 July 2020

Proposal: Erection of a single storey rear extension to form additional living accommodation

Address: 31 Armitage Avenue, Manchester, M12 5GN

Ward(s): Longsight Ward

Applicant: Mr Mohammed Chowdhury 31 Armitage Avenue, Manchester, M12 5GN

Agent (if any):

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: h.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2nd September 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 July 2020 Expired: 31 July 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

31 Armitage Avenue is a semi-detached property situated within a row of similar properties, within a predominantly residential area of Longsight ward. The property benefits from amenity space to front, and rear, with and an off_street car parking space to the side gable of the property. The dwellinghouse comprises brickwork with a pitched roof . The property at no.39 Armitage Avenue is set back further into the plot and as such projects beyond the existing rear elevation of no.31. Both nos, 29 and 31 Armitage Avenue have sheds in the rear gardens along the shared boundary. The rear garden area is enclosed by high post and wooden panel fencing.

Planning history

097655/FO/2011/N2

Erection of 65 no. dwellings and 18 no. apartments with associated access roads, boundary treatments, landscaping and car parking following demolition of existing club house. The proposals include the demolition of the existing Clubhouse.
Longsight Cricket Club.

Approved 27.03.2012.

Condition no.18 attached to this approval removed the permitted development rights in relation to garages or extensions or outbuildings.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The property is located within a residential area comprising predominantly semi detached housing, with some terraced housing in the wider area.

Description of development

Consent is sought for the erection of a single storey rear extension.

The proposed single storey rear extension would project 4.2 m into the rear garden and incorporate a flat roof set behind a parapet with a roof light/ lantern detail . The proposed single storey extension would project approximately 2m further rearward than the rear elevation of no.29 Armitage Avenue , due to the layout of the dwellinghouses in this part of the estate . The height of the extension including parapet is 2.95m. Materials would match existing.

Parking and waste storage arrangements would be as existing.

Consultations & Notification Responses

Local residents - No comments received.

Environmental Health – recommend the attachment of a condition relating to the installation of a proprietary gas protection membrane to be attached to any planning approval.

Issues

POLICIES

1. The National Planning Policy Framework (February 2019)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other documents as outlined below:

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

Regard should be given to:

Policy SP1 (Spatial Principles) which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income, and; protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) says that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Of relevance in this instance are: appropriate siting, layout, scale, form, massing, materials and detail. Impact on the surrounding areas should be considered in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise. In terms of accessibility, buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. There should be regard for community safety and crime prevention. Adequacy of internal accommodation and external amenity space, including refuse storage and collection and vehicular access and car parking must be assessed. The effects relating to biodiversity, landscape, archaeological or built heritage, including green infrastructure, open space, both public and private must be given due consideration. In addition, flood risk and drainage, including existing or proposed hazardous installations will be assessed.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

3. Unitary Development Plan Saved Policies:

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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

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)
- b) they do not create an undue loss of sunlight, daylight or privacy
- 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
- 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 car parking problem that unacceptable additional pressures would be created

DC1.3

Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as 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;
- 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;
- 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. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

In addition, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods.

The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

It advises that high quality design is a vital attribute of successful neighbourhoods. Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say: it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

It is considered that the development would allow the adaptation of the existing house to meet changing residential needs, and that the proposal would represent a proportionate addition to the existing house. It is therefore considered that the proposed development responds positively to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1.

Residential Amenity

Approval is sought for the erection of a single storey rear extension in the rear garden area. The proposed extension would project 4.2 m into the rear garden and incorporate a flat roof set behind a parapet with a roof light/ lantern detail. The proposed single storey extension would project approximately 2m further rearward than the rear elevation of no.29 Armitage Avenue, due to the layout of the dwellinghouses in this part of the estate. The height of the extension including parapet is 2.95m.

The proposed rear extension would have blank side gables which would minimise the potential for overlooking. The limited rearward projection and the retained rear garden area, would mean that 3.8m of rear garden would be retained between the proposed rear extension and the rear boundary to properties on Bickerdike Avenue. Due to the high post and wooden panel fencing which secures the perimeter of the rear gardens, loss of any privacy to the adjoining dwellinghouses and rear gardens areas would not be significant.

A condition, however is recommended to ensure that only approved windows are incorporated into the proposed extension. On this basis, it is considered that development responds positively to Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Furthermore, although the extent of the proposed rearward projection of the rear extension exceeds the figure in the guidance as set out in saved UDP policy DC1.3 by 0.55m, the combination of siting of the adjacent house to the east, to the south of no.31 Armitage Avenue, and the high garden fencing to the adjoining gardens would minimise any impacts from overshadowing.

Visual Amenity

It is considered that the proposal would not detract from the character and appearance of the existing house, due to the context, and siting.

Overall the proposal would not adversely affect the appearance of the existing dwelling or visual amenity within the area and is therefore considered to be acceptable

Height, scale and massing

The height of the proposed extension would be limited to 2.95m due to the roof design and parapet detail. Due to the proposed single storey extension only projecting approximately 2m further rearward than the rear elevation of no.29 Armitage Avenue, and the existing height of the boundary treatment to the rear garden, it is considered that the scale of the development and its massing in relation to the surrounding context would be acceptable.

Siting

The proposed extension would be contained within the existing curtilage of the property and would not adversely affect neighbouring houses. It is considered that the development meets the requirements of Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Design and appearance

The single storey extension would only be visible to the properties to either side and rear of the dwellinghouse. The boundaries are well screened by boundary treatment. It is proposed that materials would match the existing recently built property. It is therefore recommended that a condition is attached to any approval to this effect, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Waste Management

The existing arrangement is unaffected by the proposed development.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance, no matters were raised with the agent and the appropriate conditions have been attached.

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:

Plan refs: 00.000.201 rev.P1 (Location plan); 00.000.301 rev.P1 (Existing drawings); 00.000.310 rev.P1 (Proposed drawings); 00.000.311 rev.P1 (Proposed western elevation) and received 3rd July 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3. The external facing materials to be used on the extension hereby permitted shall match those of the existing building in terms of type, colour, texture and scale.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of the Manchester Core Strategy (2012).

4. Prior to the construction of any above ground works, the development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building. Appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason – The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on plan refs: 00.000.310 rev.P1 (Proposed drawings); 00.000.311 rev.P1 (Proposed western elevation) and received 3rd July 2020.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

12 Bickerdike Avenue, Manchester, M12 5SZ
14 Bickerdike Avenue, Manchester, M12 5SZ
6 Bickerdike Avenue, Manchester, M12 5SZ
8 Bickerdike Avenue, Manchester, M12 5SZ
10 Bickerdike Avenue, Manchester, M12 5SZ
29 Armitage Avenue, Manchester, M12 5GN
33 Armitage Avenue, Manchester, M12 5GN

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2