MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126685/FH/2020
Date registered valid:	12 May 2020
Proposal:	Erection of single storey extension to rear to provide additional living accommodation
Address:	8 Stretton Avenue, Manchester, M20 6HE
Ward(s):	Didsbury East Ward
Applicant:	Mr & Mrs Greg Akehurst, 8 Stretton Avenue, Manchester, M20 6HE
Agent (if any):	Mrs Suzanne Bratley, Bratley Architectural Ltd, PO Box 3870, Chester, CH1 9DQ
Case officer:	Constance Phillips Tel: 0161 234 5792 Email: constance.phillips@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15 July 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 18 May 2020 Expired: 8 June 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached dwellinghouse of red brick with a hipped roof. The property features an existing conservatory at the rear and the plot includes front and rear gardens and a driveway.

Description of area

Stretton Avenue is a small residential cul-de-sac, consisting of ex-social housing, now mostly owner-occupied, within the Didsbury East ward, benefitting from its proximity to Burnage train station and Didsbury Village.

Description of development

The applicant wishes to demolish the existing conservatory and build a contemporary single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2018)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Issues

Principle – The principle of building a single storey rear extension to provide additional living space is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey extension would be sited at the rear, facing directly west, replacing the existing glazed conservatory. It would project 3m to the rear with a width of 7m, an eaves height of 2.95m and a maximum height of 3.05m to the glazed lanterns. It would be sited along the boundary shared with the adjoining semi, No.6, and 1.28m from the boundary with No.10. It would feature a 1m deep roof overhang across the width of the rear elevation, which would slightly overhang the boundary, hence Certificate B was signed. The rearward projection accords with the limit stipulated within policy DC1 (of 3.65m) and could be built under permitted development, were it not for the contemporary materials utilised, therefore the siting, scale and massing of the proposal is considered acceptable.

Appearance and visual amenity – The extension would brick built and rendered in smooth white render, with a grey polyroof flat roof featuring 3no glazed lanterns. In the rear elevation would sit a grey uPVC kitchen window and a set of grey aluminium bi-folding doors opening onto the garden, with a western red cedar cladding section sited between the two areas of glazing and underneath the length of the roof overhang. This cladding has been passed by a Building Control officer who confirmed the timber, with Sentin FRX fire retardant treatment, is acceptable. The materials have not been chosen to match the existing dwelling, but instead contrast with the existing house. The proposal is standard in scale but with a contemporary design. However, the extension would not be visible from the public highway and therefore would not feature within the street scene, hence the character of the area should not be harmed by these works. Therefore the appearance is acceptable and its impact upon visual amenity is considered minor.

Residential amenity – There are no windows proposed for the side elevations, therefore the neighbouring occupiers' privacy should not be impacted. Due to the westerly orientation of the extension and these properties' gardens, it will block some afternoon sunlight to the adjoining semi's existing 3m conservatory, however this is not deemed significant given the proposal projects 3m, with a roof height of 2.95m, meaning a taller extension could be built under permitted development which would arguably block more light. In addition to this, no objections were received from the local residents notified of the development, nor any other party. It is considered that the proposal accords with residential policies DC1, DM1 and SP1.

Conclusion – The storage of refuse and provision of off-street parking would remain as existing. The proposal accords with policies DM1, DC1, SP1 and the NPPF and it is not thought to cause undue harm to the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is deemed acceptable and may commence in accordance with the following conditions.

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 polices 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 problems arising in relation to dealing with the planning application. No significant issues have arisen during the consideration of this application and the application has been determined in a timely manner in accordance with the Core Strategy policies.

Condition(s) to be attached to decision for approval

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 drawing numbered '1471/02 Rev A', stamped as received by the City Council as Local Planning Authority on the 12th May 2020.

Reason - To ensure 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 stated on the submitted application form and in the agent's email, received 6th July 2020, including:
- White smooth render
- Western red cedar cladding with Sentin FRX treatment
- Grey polyroof
- Grey aluminium doors
- Grey uPVC windows

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.

Appendix 1 – List of consultees & neighbours notified

7 Stretton Avenue, Manchester, M20 6HE
6 Stretton Avenue, Manchester, M20 6HE
68 Catterick Road, Manchester, M20 6GF
10 Stretton Avenue, Manchester, M20 6HE
2 Benham Close, Manchester, M20 6GG
9 Stretton Avenue, Manchester, M20 6HE

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
Area Team Boundary - Name: SOUTH