

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126705/FH/2020

Date registered valid: 20 April 2020

Proposal: Erection of single storey side extension to facilitate additional living accommodation

Address: 15 Shelford Avenue, Manchester, M18 7DF

Ward(s): Longsight Ward

Applicant: Mr Omer Gillani 15 Shelford Avenue, Manchester, M18 7DF

Agent (if any): Mr Nasar Ishfaq JAAN Architects Ltd 37 Sudbury Drive, Heald Green, Stockport, SK8 3BT

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

Recommendation: Approve

Date of recommendation: 24 June 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: 22 April 2020 Expired: 13 May 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:

Tree Preservation Order:

Description of site / building / area

The application relates to a quasi-semi-detached dwellinghouse within a residential area of Longsight ward. The property sits on a triangular shaped plot, which has a diagonal boundary with the adjoining property, 17 Shelford Avenue.

The application site benefits from amenity space to the front, side and rear elevations, with off street parking provision along a paved front driveway. There is a defined boundary treatment consisting of approximately 1 metre high brick wall with 1.5 metre high piers to front boundary, with the side and rear elevations comprising of approximately 1.8 concrete base, pillars and wooden fence panels. There is a gated access close to the common shared boundary with no. 17 Shelford Avenue providing access to the rear of the property.

Description of development

The submitted application relates to the erection of single storey side extension to facilitate additional living accommodation.

The initial application has undergone some revisions in the interest of subservience, designing out crime and residential amenity, given the topography of the triangular site, with a narrow rear

amenity space and the relationship with the adjoining properties, particularly those at no. 17 Shelford Avenue. Additionally it was unclear from the submitted plans where bins would be stored, and further clarity was required regarding the proposed brick/render stated on the application form. Concerns relating to these matters were subsequently addressed, and clarification provided, and subsequent revised plans submitted, (email and attached plans from agent dated 23/06/2020 - SHEET ID: 15SHELREV1; Existing and Proposed Location Plan, Existing and Proposed Floor Plans and Elevations, Existing and Proposed Roof Plan, and Refuse Management Details).

The revised scheme would consist of the following:

- The proposed roof design has been amended to a lean-to pitched, rather than the initially proposed flat roof design.
- The proposed side extension would be set-back 200mm along the front elevation.
- The extension would be stepped away from the common shared boundary with no.17 Shelford Avenue, leaving a gap of 150mm, and
- Clarification has been provided in terms of refuse arrangement. A timber frame bin store (Depth 830mm x Width 2600mm x Height 1150) is proposed, which would be sited adjacent to the proposed extension.
- Notwithstanding the proposed materials on the application form, the agent has advised and confirmed that facing matching bricks would be used on the extension, (email from agent dated 23/06/2020). It is therefore intended to match materials with those of the existing property.

The proposed single storey side extension, would have a width of 4000mm along the front elevation, and 1642mm along the rear elevation; and would be set-back 200mm from the front building line of the original house. It will then project 3887mm towards the rear, then project diagonally a further 3667mm along the common boundary with no.17 Shelford Avenue, and then flush with the rear building line of the original house, (width along this elevation 1642mm). It would be stepped away from the common boundary with no.17 Shelford Avenue, leaving a gap of 150mm.

As the existing gated access to the rear of the property would be lost to accommodate the proposed extension, it is proposed to store wheeled bins in a timber frame bin store (Depth 830mm x Width 2600mm x Height 1150) which would be sited adjacent to the proposed extension.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal; no comments, objections or representations were received.

2. Environmental Health

Proprietary gas protection membrane condition required as the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas.

POLICIES

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

1. The National Planning Policy Framework (NPPF), (February 2019)
2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
 - Policy DM 1 (Development Management)
 - Policy SP1 (Spatial Principles)
 - Policy EN1 (Design Principles and Strategic Character Areas)
 - Policy EN19 (Waste)
 - Policy T2 (Accessible areas of opportunity and need)
3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
 - Policy DC1 for Residential Extensions is still considered of relevance.
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 document 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

As previously mentioned, the submitted application relates to the erection of single storey side extension to facilitate additional living accommodation.

The initial application has undergone some revisions in the interest of subservience, designing out crime and residential amenity, given the topography of the triangular site, with a narrow rear amenity space and the relationship with the adjoining properties, particularly those at no. 17 Shelford Avenue. Additionally it was unclear from the submitted plans where bins would be stored, and further clarity was required regarding the proposed brick/render stated on the application form. Concerns relating to these matters were subsequently addressed, and clarification provided, and subsequent revised plans submitted, (email and attached plans from agent dated 23/06/2020 - SHEET ID: 15SHELREV1; Existing and Proposed Location Plan, Existing and Proposed Floor Plans and Elevations, Existing and Proposed Roof Plan, and Refuse Management Details).

The proposed single storey side extension, would have a width of 4000mm along the front elevation, and 1642mm along the rear elevation; and would be set-back 200mm from the front building line of the original house. It will then project 3887mm towards the rear, then project diagonally a further 3667mm along the common boundary with no.17 Shelford Avenue, and then flush with the rear building line of the original house, (width along this elevation 1642mm). It would stepped away from the common boundary with no.17 Shelford Avenue, leaving a gap of 150mm.

As the existing gated access to the rear of the property would be lost to accommodate the proposed extension, it is proposed to store wheeled bins in a timber frame bin store (Depth 830mm x Width 2600mm x Height 1150) which would be sited adjacent to the proposed extension.

Principle of development

The principle of the proposal in providing additional residential accommodation is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Height, scale and massing

Given that the property sits on a triangular shaped plot, which has a diagonal boundary with the adjoining property, no. 17 Shelford Avenue, within the context of this arrangement, the application site benefits from sizable amenity space to the front and in-part along the side elevations only. The proposed extension is therefore acceptable in this location in terms of mitigating any significant adverse impacts from the proposed height, scale and massing. The change to the initial proposed roof design from flat roof to the revised lean-to roof design, and the proposal being set-away from the common boundary leaving a gap of 150mm further mitigates any undue adverse impacts along the common shared boundary with no. 17 Shelford Avenue. Furthermore, although the existing access along the side elevation of the application property and shared common boundary with no.17 Shelford Avenue would in-part be lost to accommodate the proposed side extension, there is reasonable separation from this elevation. Therefore on balance, it is considered that the proposed extension would create no significant adverse impact in terms of height, scale and massing on the amenities of the neighbouring occupiers, pursuant to the requirements of Core Strategy policies EN1, DM1 and SP1.

Siting

Given the revisions to the initial plan, the proposed single storey side extension would be set-back 200mm from the front building line of the original house, and would be stepped away from the common boundary with no.17 Shelford Avenue, leaving a gap of 150mm, and it projects no further than the rear building line of the original house. However, it will be readily visible along the streetscene and can be seen by the occupiers of the immediate site, specifically; those at nos. 17 and 19 Shelford Avenue, and nos. 14 - 38 Shelford Avenue; there is also separation, particularly from those properties along the front and rear of the application site. On balance, it is therefore considered that the development meets the requirements of Core Strategy policies EN1, DM1 and SP1 and saved UDP policy DC1.

Residential amenity

Given the revisions to the initial plan, it is considered that the proposed single storey side extension would allow the adaptation of the existing dwelling to meet the changing needs of the occupiers, and it is not considered that the development would result in undue overlooking or loss of privacy, and the proposed development would not affect the relationship of the site for configuration of neighbouring houses. In addition, a further condition has been recommended to ensure that only approved windows are incorporated into the proposed extension. On this basis, it is considered that the development responds positively to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1.

Design and appearance

The proposed development would be sited along the side of the original dwellinghouse and as such it would be visible from the immediate highway and by the occupiers of the neighbouring houses. Concerns were raised with the agent in relation to the "brick or render" stated on the application form, and further clarity was requested from the agent, which was subsequently provided, (email from agent dated 23/06/2020). However, a materials condition has been attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Waste Management

The existing waste management arrangements would be in-part affected, as the gated access to the rear of the property would be lost to accommodate the extension. However wheeled bins can still be store within curtilage, in a timber frame bin store (Depth 830mm x Width 2600mm x Height 1150) which would be sited adjacent to the proposed extension, (email and attached plans from agent dated 23/06/2020 - SHEET ID: 15SHELREV1; Existing and Proposed Location Plan, Existing and Proposed Floor Plans and Elevations, Existing and Proposed Roof Plan, and Refuse Management Details); pursuant with The Manchester Core Strategy Development Plan Document Policy EN19, and saved Policy DC1 of the Unitary Development Plan.

Car Parking / Highways issues

The existing arrangement would be unaffected by the proposal, pursuant with The Manchester Core Strategy Development Plan Document Policy T2, and saved Policy DC1 of the Unitary Development Plan.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, the application has undergone some revisions in the interest of designing out crime and residential amenity, given the topography of the triangular site, with a narrow rear amenity space and the relationship with the adjoining properties, particularly those at no. 17 Shelford Avenue. Additionally it was unclear from the submitted plans where bins would be stored, and further clarity was required regarding the proposed brick/render stated on the application form. Concerns relating to these matters were subsequently addressed, and clarification provided, and subsequent revised plans submitted, (email and attached plans from agent dated 23/06/2020 - SHEET ID: 15SHELREV1; Existing and Proposed Location Plan, Existing and Proposed Floor Plans and Elevations, Existing and Proposed Roof Plan, and Refuse Management Details). The local planning authority had no other issues to raise with the agent, but have attached appropriate conditions to the approval.

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:

- Email and attached plans from agent dated 23/06/2020 - SHEET ID: 15SHELREV1; Existing and Proposed Location Plan, Existing and Proposed Floor Plans and Elevations, Existing and Proposed Roof Plan, and Refuse Management Details.
- Email from agent dated 23/06/2020, confirming brickwork to match existing.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

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, and as stated on the approved plans and email from agent dated 23/06/2020.

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 policy DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

4) 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 Email and attached plans from agent dated 23/06/2020 - SHEET ID: 15SHELREV1; Existing and Proposed Location Plan, Existing and Proposed Floor Plans and Elevations, Existing and Proposed Roof Plan, and Refuse Management Details.

Reason - In the interests of residential amenity pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

5) 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. Before above ground works, appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as Local Planning Authority for the installation of a proprietary gas protection membrane. The approved scheme shall be implemented as part of development and retained and maintained in situ.

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 and a scheme is required to alleviate any possibility of landfill gas ingress to the Building pursuant to policies DM1 and EN18 of the Core Strategy.

6) 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 part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

7) The development hereby approved shall not be occupied until the refuse storage arrangement (including segregated waste recycling) and associated bin store have been implemented as part of the development. These measures shall remain in situ whilst the dwellinghouse is occupied.

Reason - In order to ensure that adequate provision is made within the development for the collection of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

16 Shelford Avenue, Manchester, M18 7DE
30 Shelford Avenue, Manchester, M18 7DE
22 Shelford Avenue, Manchester, M18 7DE
18 Shelford Avenue, Manchester, M18 7DE
19 Shelford Avenue, Manchester, M18 7DF
17 Shelford Avenue, Manchester, M18 7DF
13 Shelford Avenue, Manchester, M18 7DF
34 Shelford Avenue, Manchester, M18 7DE
32 Shelford Avenue, Manchester, M18 7DE
28 Shelford Avenue, Manchester, M18 7DE
26 Shelford Avenue, Manchester, M18 7DE
24 Shelford Avenue, Manchester, M18 7DE
20 Shelford Avenue, Manchester, M18 7DE

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