

Planning

Growth & Development

Delegated officer report for planning application

Application no. 125829/FH/2019

Date registered valid: 19 March 2020

Proposal: Erection of a part single, part two storey side and rear extensions to provide additional living accommodation together with a new front porch

Address: 24 Brayton Avenue, Manchester, M20 5LP

Ward(s): Didsbury East Ward

Applicant: Mr C Ryan, 24 Brayton Avenue, Manchester, M20 5LP

Agent (if any): sw Foulkes, 31 Norfolk House, Clarendon Road, Manchester, M33 2DU

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: l.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 April 2020



Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 March 2020 Expired: 9 April 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The application site is a 2-storey inter-war semi-detached dwelling on the south side of Brayton Avenue, east of Dalston Drive, in the Didsbury East ward. The property is of red brick and render construction with a deep catslide roof and characteristic porthole window on the front elevation. The hipped roof is of red tile with a complex arrangement of ridge and valleys.

There is off road parking at the front for 2-3 cars and a detached garage / outbuilding in the rear garden. There is also a conservatory on the rear elevation of the property.

Description of area

The dwelling is in a residential area of a similar housing typology. It is close to the Parrswood entertainment centre, Tesco store, Parrswood and Barlow High Schools, the River Mersey valley and East Didsbury railway station all to the south, east and west.

Further north is the Didsbury District Centre where there is a full range of retail, commercial and leisure opportunities, and transport connections between Manchester city centre, the airport, Trafford Centre and Stockport.

Dwellings in Brayton Avenue and surrounding streets are of a similar typology comprising the same materials palette.

Description of development

The application proposes the erection of a part single, part two storey side and rear extensions to provide additional living accommodation together with a new front porch.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Issues

Policy

The National Planning Policy Framework (NPPF)

The NPPF was revised and published in February 2019 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Core Strategy Policy DM1 - Development Management

Policy DM1 provides specific guidance in the Development Management decision making process and provides that:

All development should have regard to the following issues relevant to this application:-

- 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.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester but policy DC1 is taken into consideration:

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 Extension will be allowed subject to:

- a. They are not excessively large or bulky
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 The Council will not normally approve:

- a. Rearward extensions greater than 3.65 metres 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 Council's guidelines on privacy distances (which are published as supplementary guidance).

Principle

The application is for extensions to a residential property to provide an extended hallway, WC, kitchen, dining and utility room at ground floor and a 4th bedroom, enlarged 3rd bedroom, enlarged bathroom and study at first floor.

Policy DC1 permits such extensions provided that the criteria of this policy are satisfied. Whilst the proposal is considered to be acceptable in principle, consideration should be given as to whether the design and appearance of the extensions are acceptable and whether there are any unacceptable impacts on residential amenity.

Residential Amenity

The application proposes typical extensions to this type dwelling which builds into a first floor front recess and with modestly scaled side and rear extensions.

At the side, the extension has a projection of 1.5 metres leaving a gap to the boundary with no. 22 of just over 1 metre whilst the rear extension is to a depth of 3.5 metres. The front extension at first floor lines through with the front elevation.

No windows are proposed on the side elevation at first floor which avoids overlooking and the 2-storey rear extension is set in 2.5 metres and 4.5 metres off neighbouring boundaries which avoids any overshadowing or overbearing impacts. New WC windows will be conditioned on any approval to be obscurely glazed in the interests of residential amenity.

On this basis, the proposal accords with the residential amenity guidance within saved UDP policy DC1.

Visual Amenity

Visually, the extensions will have little appreciable impact within the street scene. The roof ridge on the original projecting wing extends out by 1.5 metres and already sits below the apex so will continue to appear subservient and with the same hipped roof.

The first floor comes forward 0.75 metres over the front door to be flush with the front elevation. This is a common extension in this house type seen on nos. 22 to the north and 28 to the south as well as several others within Brayton and surround streets. This room, originally a small WC is proposed as a study which keeps the original porthole window and catslide roof over. The extensions as viewed from the front are characteristic of the street scene and therefore comply with saved UDP policy DC1.

At the rear, the extensions are designed to fit the aesthetic of this elevation and with materials to match the existing which are required as a condition of any approval.



Car Parking

Off-road parking is still capable of being met within the curtilage of the dwelling with sufficient space for 2-3 cars.

Bin storage

The 1 metre gap on the north side facilitates the storage of bins away from the frontage to the benefit of visual amenity.

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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The notification of the application by letter to neighbouring occupiers returned no objections and the application has been determined in a timely manner.

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:

The application form and the drawings numbered; 530-01-210p Ground Floor Plan, 530-01-211p First Floor Plan, 530-01-212p Roof Plan, 530-01-220p Elevations, 530-01-110p Ground Floor Plan, 530-01-111p First Floor Plan, 530-01-112p Roof Plan and 530-01-120p Elevations, all received by the City Council as local planning authority on the 30 December 2019.

530-01-221p Elevations Sheet 2, received on the 31 January 2020

Location Plan received on the 19 March 2020

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.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4) Before first occupation the first floor WC window shown on drawings 530-01-211P and 530-01-220P received on the 30 December 2020, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

65 Dalston Drive, Manchester, M20 5LQ
15 Brayton Avenue, Manchester, M20 5LP
26 Dalston Drive, Manchester, M20 5LG
67 Dalston Drive, Manchester, M20 5LQ
63 Dalston Drive, Manchester, M20 5LQ
17 Brayton Avenue, Manchester, M20 5LP
13 Brayton Avenue, Manchester, M20 5LP
30 Dalston Drive, Manchester, M20 5LG
28 Dalston Drive, Manchester, M20 5LG
23 Brayton Avenue, Manchester, M20 5LP
17 Ruabon Road, Manchester, M20 5LB
26 Brayton Avenue, Manchester, M20 5LP
25 Brayton Avenue, Manchester, M20 5LP
22 Brayton Avenue, Manchester, M20 5LP
24 Brayton Avenue, Manchester, M20 5LP

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