



PLANNING
GROWTH & DEVELOPMENT
DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141730/FH/2024

DATE REGISTERED VALID: 12 December 2024

PROPOSAL: Erection of single storey porch extension to existing outbuilding.

ADDRESS: 25 Dennison Avenue, Manchester, M20 1AE

WARD(S): Old Moat Ward

APPLICANT: Mr Chongke Xie

AGENT (IF ANY): Mr Justin Karl Keleghan, Plans To Build It Ltd

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 27 January 2025

Commented [SM1]: Insert date

APPLICATION DETAILS

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	08 January 2025
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 2 January 2025 Expired: 23 January 2025
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 proposal is related to a semidetached dwellinghouse on Dennison Road. The property features a single storey rear extension and a landscaped garden to the rear and hardstanding to the front. Vehicle parking is on street.



Figure 1. Street scene.

DESCRIPTION OF AREA

The property is in a mostly residential part of the Old Moat ward of Manchester. The entire curtilage of the site sits within Flood Zone 2.

DESCRIPTION OF DEVELOPMENT

Erection of single storey porch extension to existing outbuilding.

The existing outbuilding has been constructed under planning permission 139513/FH/2024.

The outbuilding sits at the rear of the site, 800mm from the boundary with 292 Yew Tree Road. The outbuilding measures 14000mm x 4000mm with a flat roof height of 2500mm.

The proposed porch extension projects 1200mm from the existing outbuilding and spans 12000mm across the front of the outbuilding leaving 1000mm to each side. The porch is heavily glazed with a sloping flat roof.

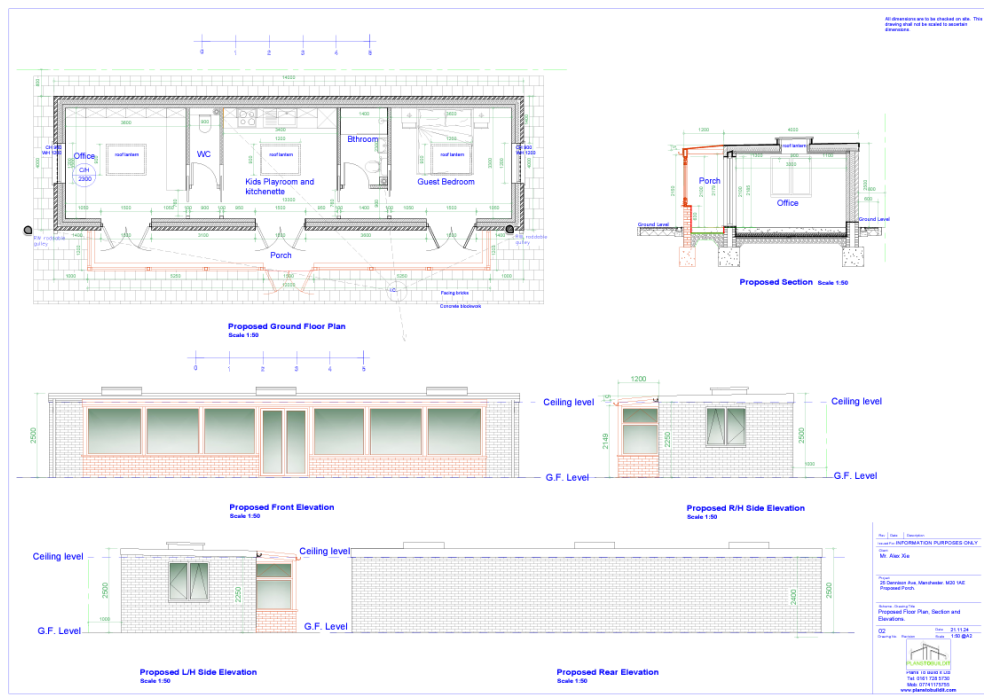


Figure 2. Proposed plans and elevation.

PLANNING HISTORY

139513/FH/2024

Description: Erection of outbuilding to provide garden annexe

Decision: Approved 17/05/2024

CDN/24/0424

Description: Discharge of Condition 5 (Flood Risk) attached to planning permission 139513/FH/2024

Decision: Approved 24/06/2024

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

CONSULTATIONS

MANCHESTER CITY COUNCIL FLOOD RISK MANAGEMENT

No further comments

NOTIFICATIONS

LOCAL RESIDENTS

No representations received

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
- Extant Unitary Development Plan (UDP) –
 - Citywide Development Control Policies
 - DC1 - Residential extensions
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S4: Flood Risk and the Water Environment
 - Places for People
 - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change

ISSUES.

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new addition is designed to match the style and features of the current building. This includes the windows.

The proposal uses brick to match the existing property (according to the application form).

The outbuilding is located with an 800mm gap to the shared boundary. As the outbuilding is single storey with a flat roof the massing effects would be minimal on the neighbouring property. It is noted that the height at the rear is 2500mm which is within permitted development rules, with only the roof lanterns breaking the 2500mm level.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

The proposal is considered acceptable in its siting, layout, scale, form, massing, materials, and detail.

The new addition is designed to match the style and features of the current building. This includes the window design and uses bricks to match the existing property (according to the application form).

The proposal cannot be seen from the street, so it does not change the street's character.

The proposal is similar in size and scale to others nearby. Several properties in the area features outbuildings and rear extension and therefore, it can fit on the property site and won't disrupt the area's existing features.

EFFECTS ON AMENITY

PRIVACY

The proposal includes windows facing into the main property doesn't unduly affect the privacy of others and would be no more harmful than the existing windows to the same elevation of the approved outbuilding.

LIGHT

The proposal is expected to have a negligible effect on local light being entirely at ground floor level.

ACCESSIBILITY.

The proposal does not change how people can get in and out of the main building.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds space inside the property with minimal effect to the outdoor area.

REFUSE STORAGE AND COLLECTION

The proposal itself has little impact on waste from the site as it uses the current storage and collection methods on site.

VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park at the property

GREEN INFRASTRUCTURE

The dwelling benefits from a garden beyond the siting of the proposed development. The proposal would minimally affect green infrastructure and would balance new development with existing green space.

FLOOD RISK AND DRAINAGE.

Commented [SM2]: Insert some commentary on the dimensions and relationship/distance to the boundary and how it would be acceptable.

The site is in Flood Zone 2 and therefore requires a flood statement or assessment. Manchester City Council Flood Risk Management, as LLFA, assessed the provided statement and considered that the proposal would have a negligible impact on the Flood risk and drainage.

OTHER LEGISLATIVE REQUIREMENTS

EQUALITY ACT 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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.

CONCLUSION

The proposed single-storey porch extension to the existing outbuilding at 25 Dennison Avenue has been thoroughly assessed against relevant planning policies and principles. The design, scale, and materials of the extension are in keeping with the existing property and surrounding area. The proposal has minimal impact on local amenities, privacy, light, noise, and traffic. It also complies with flood risk management requirements. Given these considerations, the proposal is deemed acceptable.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-YEAR TIME LIMIT

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. SPECIFIED PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- | | | | | |
|----|------------------------------------|-------------|----|------------------------------------|
| a. | Drawing - Site Plan | 12 Dec 2024 | | |
| b. | Drawing - Existing | 12 Dec 2024 | 01 | FLOOR PLAN, SECTION AND ELEVATIONS |
| c. | Drawing - Proposed | 12 Dec 2024 | 02 | FLOOR PLAN, SECTION AND ELEVATIONS |
| d. | Flood Risk Assessment for Planning | May 2024 | | 94322-Wales-DnnsonAv |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. SPECIFIED MATERIALS

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. ANCILLARY LIVING ACCOMMODATION

The development hereby approved is for ancillary living accommodation for the main dwellinghouse. The proposed outbuilding is not to be used as an additional dwelling at the location or for short term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

MCC Flood Risk Management

31 Dennison Avenue, Manchester, M20 1AE

27 Dennison Avenue, Manchester, M20 1AE

290 Yew Tree Road, Manchester, M20 3FG

284 Yew Tree Road, Manchester, M20 3FG

29 Dennison Avenue, Manchester, M20 1AE

294 Yew Tree Road, Manchester, M20 3FG

292 Yew Tree Road, Manchester, M20 3FG

286 Yew Tree Road, Manchester, M20 3FG

23 Dennison Avenue, Manchester, M20 1AE

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA