

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140808/FH/2024
Date registered valid: 16 August 2024
Proposal: Erection of two storey rear extension to form additional living accommodation
Address: 16 Heston Avenue, Manchester, M13 0UW
Ward(s): Rusholme Ward

Applicant: Mr Mohammed Adam
Agent (if any): Mr Rashid Mehmood I. Planning Services
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 04/10/2024

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 August 2024 Expired: 18 September 2024

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

The application relates to two-storey mid terrace class C3 dwellinghouse on Heston Avenue. The property is built from red brick with dark red roof tiles. It features a large front porch with a hipped roof and terracotta tiles, hardstanding for 2/3 vehicle parking, black steel fence boundary treatment to the front, to the rear there is a garden with access through a passageway tunnel shared with the neighbours.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Heston Avenue is a residential cul-de-sac between the arterial Birchfields and Stockport Road in the Rusholme Ward of South Manchester. The site is close to Manchester Grammar School, Birchfields Park, MEA Central and Fallowfield Retail Park with Levenshulme District Centre to

the east. The area is predominantly residential in terms of its character, consisting of mostly semidetached and terraced two storey residential properties.

Description of development

The applicant is seeking permission for the erection of a two-storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 - no comments or objections received.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2023)

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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection of a two-storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed extension would be sited at the rear of the property, two storeys with a hipped roof. It would project back from the rear wall of the property by 4000mm and span 5500mm, leaving gaps of 1840mm to the boundary with no.17 and 1500mm to the boundary with no.15. The addition would have a hipped roof with a maximum height of 6400mm at the ridge where it meets the main roof slope, 1580mm below the ridge of the main roof.

The two-storey addition would not exceed more than 50% of the existing dwelling floorspace, is set in from both boundaries and is over 1.5m lower in height than the host dwelling. As such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity

It is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Given that the proposed rear addition would be placed in the centre of the rear elevation, would leave gaps of 1840mm and 1500mm to the adjoining properties, and closely mirrors the two-storey extension in place at no.15. Moreover, the ground floor side elevation would feature 1 door, whilst the only side facing window on the first-floor elevation would be obscure glazed, thus the proposal is not anticipated to cause privacy concerns for either the adjoining neighbours.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Design and Visual Amenity

The proposed extension would be built of brickwork and roof tiles to match the existing dwellinghouse. Its side elevations would be blank with the exception of one obscure glazed window on the first floor and a uPVC door on the ground floor, whilst its rear elevation would feature windows on both the ground and first floor.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Set to the rear of the dwelling, the proposal would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Waste Storage

The storage of refuse bins would not be affected by the proposal.

Parking

The current parking arrangements would be unaffected by this proposal.

Conclusions

Given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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.

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 problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 – Location Plan – 16 August 2024
- b. Drawing – Proposed Plans and Elevations- 16 August– Drawing ref: IPS/R/16/M130UW

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

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 DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure Glazing

Before first occupation the windows in the first-floor side elevation 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

60 Old Hall Lane, Rusholme, Manchester, M13 0UD
64 Old Hall Lane, Rusholme, Manchester, M13 0UD
58 Old Hall Lane, Rusholme, Manchester, M13 0UD
35 Craston Road, Manchester, M13 0UT
25 Craston Road, Manchester, M13 0UT
13 Heston Avenue, Manchester, M13 0UW
10 Heston Avenue, Manchester, M13 0UW
62 Old Hall Lane, Rusholme, Manchester, M13 0UD
27 Craston Road, Manchester, M13 0UT
9 Heston Avenue, Manchester, M13 0UW
14 Heston Avenue, Manchester, M13 0UW
12 Heston Avenue, Manchester, M13 0UW
11 Heston Avenue, Manchester, M13 0UW
37 Craston Road, Manchester, M13 0UT
33 Craston Road, Manchester, M13 0UT
29 Craston Road, Manchester, M13 0UT
23 Craston Road, Manchester, M13 0UT
21 Craston Road, Manchester, M13 0UT
19 Craston Road, Manchester, M13 0UT
15 Heston Avenue, Manchester, M13 0UW
31 Craston Road, Manchester, M13 0UT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA