

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140743/FH/2024

Date registered valid: 3 September 2024

Proposal: Erection of two storey front extension, installation of rear dormer and change in roof from a hip to a gable.

Address: 18 Beechpark Avenue, Manchester, M22 4BL

Ward(s): Northenden Ward

Applicant: Mr Aqeel Nisha

Agent (if any): Dr Kanadi Jagafa, Mason and Marlowe Ltd

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29.10.2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: September 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 September 2024 Expired: 4 October 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 property that is the subject of this application is a detached 2 storey 4 bedroom brick dwellinghouse identified as 18 Beechpark Road. It sits on a roughly rectangular plot fronting onto Beechpark Avenue with Princess Parkway / M56 motorway running along the rear. It has off road parking and gardens to the front and rear of the property. The existing building has previously had consent for demolition of the existing house and a replacement new build, however the demolition is now not taking place. It is of a relatively modest footprint when compared to some of the other properties within the street scene. The current property has a cat slide roof with a hip.

The boundary treatment to the frontage is a low brick wall with established hedging behind, the boundary between the properties and along the rear is a combination of established planting brick wall and post and panel timber fence. There is space within the site for off road parking.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with detached properties of a similar age, but with a mix of sizes designs and materials, ranging from brickwork to render. Some are traditional in design and some offer a more contemporary appearance. The motorway runs along the rear of the properties on the northern side of Beechpark Avenue.

Description of development

The proposal is for the erection of a two storey front extension together with a rear dormer and a change in the existing roof from a hip to a gable. The materials to be used would be similar in appearance to the existing property with red brick and grey tile with UPVC windows and doors.

The proposed extensions would create a double gable front with a central projecting apron frontage with a large central glazed feature window.

Consultations & Notification Responses

Local residents were informed-no representations have been received.

Issues

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

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

Principle

The principle of extending an existing residential property in an established residential area to create additional living accommodation is considered acceptable, subject to further assessment on impacts upon the character of the property and upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight to indicate otherwise.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The property is a brick built detached dwellinghouse identified as 18 Beechpark Avenue. This particular property is as originally built, however previously consent was granted for the demolition of the existing property to be replaced with a 6 bed detached dwellinghouse, which

occupied a slightly wider and deeper footprint upon the site. This proposal has been superseded by the current application. The garden is a combination of lawn and paved areas. The proposal is for a two-storey front extension, a rear dormer and change of the roof from a hip to a gable. The two-storey element has a hipped roof and sits central on the front elevation and is flanked either side by the existing bays. The previous application took the property closer to the properties either side at number 16 and number 20 Beechpark Avenue. There are no windows in the side elevations with the windows being in the rear elevation in the dormer overlooking the applicants own garden or on the frontage overlooking the front garden and Beechpark Avenue.

The proposed development has been designed to ensure that the impacts upon the neighbouring properties are kept to a minimum. The window placements ensure that there is no overlooking or loss of privacy and the extensions remain subservient to the existing property.

It is therefore considered that the proposed works would not have a detrimental impact upon the level of residential amenity currently enjoyed by the neighbouring properties post development.

The proposal would post development retain sufficient usable external amenity space for the occupants of number 103 Hart Road.

Visual Amenity

The proposal projects off the existing house to the frontage, however given the varied designs and sizes of houses within the street scene this does not look at odds with the neighbouring properties. The proposed extension and the rear dormer are visually replicating the previously approved new build as such the proposal is considered acceptable. There are other properties within the area that have had the benefit of similar extensions. The proposed extensions retain subservience to the existing property, and it is not considered that the proposal would have a detrimental impact upon the character of the property itself, the area within which it is located nor upon the visual amenity of the neighbouring properties.

Materials

The materials to be used would match those of the existing property and an appropriate condition to that effect would be attached to any consent granted.

Design and Siting- The design is similar to other properties within the immediate and wider area and beyond the small projection to the front, the proposal would not occupy any additional footprint with built form over the existing footprint of the dwellinghouse. The proposed design and siting is considered acceptable.

Bin Storage- The bins are currently stored in the rear garden, this would remain the same post development.

Parking- The proposal does not impact upon the availability of in curtilage parking.

Overall the proposed extension is considered not to create any significant impact in terms of visual and residential amenity within the character of the general area. There are other properties within the immediate area that have also had the benefit of similar extensions to those proposed for number 18 Beechpark Avenue. No representations have been received and the proposed development is considered acceptable.

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

Positive and proactive working - 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 it has been determined in accordance with both local and national policies and 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 and documents:

R4 008- Proposed Floor Plans received 12th August 2024

R4 009- Proposed Elevations received 2nd September 2024

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, and 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, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of 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 the approved plans.

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

Appendix 1 – List of consultees & neighbours notified

Annexe, 11 Beechpark Avenue, Manchester, M22 4BL
9 Beechpark Avenue, Manchester, M22 4BL
20 Beechpark Avenue, Manchester, M22 4BL
16 Beechpark Avenue, Manchester, M22 4BL
11 Beechpark Avenue, Manchester, M22 4BL

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) -
Area Team Boundary - Name: SOUTH AREA