MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140649/FH/2024
Date registered valid:	30 July 2024
Proposal:	Erection of roof extension to create first floor and single storey rear extension, addition of dormer windows and installation of outbuilding in rear garden
Address:	15 Penryn Avenue, Manchester, M33 3PG
Ward(s):	Brooklands Ward
Applicant:	Mr Aqib Saeed
Agent (if any):	Mr Thomas Chivers
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30.09.2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 04/09/2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 13 August 2024 Expired: 4 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 a detached bungalow located within the cul-de-sac on Penryn Avenue in the Brooklands Ward of Manchester. The building is constructed of bricks with white framed windows, with an open gable roof and grey roof tiles. The property benefits from a front garden, hardstanding for vehicle parking, an internal garage and a garden to the rear with soft landscaping boundary treatment.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Penryn Avenue is a residential cul-de-sac within the Brooklands area of Manchester. The area is predominantly residential in terms of its character, consisting of a mixture of housing types

including bungalows, two-storey semi-detached and detached residential dwellings. The site benefits from its proximity to Baguley Brook and Maple Woods public green spaces.

Description of development
The applicant is seeking permission for a roof extension to create a first floor, a rear single storey extension to provide additional living accommodation as well as a single storey outbuilding in the rear garden.

Amendments to proposal
The original application included the increasing of height of the roof ridge that would have had an impact on the character of the area. Some minor amendments were required to adjust the roof height to ensure it is better in keeping with the street scene and host dwellinghouse.

Officers and the applicant negotiated a proposal that met this principle.

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 single storey rear extension, side dormers to create a first floor and a single storey outbuilding to the rear 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 single storey rear extension element of the proposal would project back by 4150mm and would span 7950mm across the rear wall of the house, it would feature a pitched roof with a maximum height of 4385mm, sloping down to 2840mm at the eaves, leaving a gap of 1825mm the boundary with the neighbouring property. 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.

The two proposed dormers would 3130mm in width and 1690mm in height with a maximum projection from the roof of 4245mm. They would be set in from the eaves by 1500mm and would be in line with, but not higher than the existing roof ridge. Individually, the dormers do not exceed the 50 cubic meters allowed under permitted development rights and there is a precedent for side dormers in this local with the neighbouring no.11 featuring a side dormer. It is not anticipated that the dormer element of the proposal would cause any issues in terms of its dimensions.

The proposed rear outbuilding would measure 7660mm in length, 4100mm in width, it would feature a pitch roof with a maximum height of 3730mm, sloping down to 2590mm at the eaves. The outbuilding would be placed in the corner of the garden, 830mm away from the boundary fence to the adjoining neighbours. As the outbuilding is within 2m of the curtilage of the property, the height exceeds the limits allowed under permitted development, however given the use of a pitched roof and positioning in the corner of the garden, it does not result in an ‘excessively large’ addition within the curtilage of the property.

Design and Visual Amenity

Residential Amenity

The proposed rear extension would feature a large bifold glazed door and pitched windows above, with skylights on both slopes of the pitched roof, due to the setback position of the host dwellinghouse the proposed rear extension would not cause any issues in terms of overshadowing or overlooking to either of the neighbouring properties nor should it introduce an

overbearing presence into the area. There are associated elevation alterations with the internal reconfiguration that would occur with the proposed extension, these include relocating the side door on the property further down towards the rear, and slightly increasing the size of the side window on side elevation 2 as well as creating a new first floor window on the front elevation, It is not anticipated that the new glazed doors and window will cause any privacy issues for the residents or neighbours.

The proposed dormers would be sited on the side elevation of the property, facing east towards no.17 with proposed skylights on the western roof slopes. It should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area due to the neighbouring property extending to the side, meaning that both the dormer windows will overlook a blank wall/roof only and will not overlook and windows or useable garden space.

The proposed outbuilding would be sited in the corner of the garden and would feature 2 windows on the side elevation and a door at the front elevation, the rear and side walls that face the boundary will be blank and featureless, thus no privacy or overlooking issues would arise from the erection of the building.

Car Parking
The current parking arrangements would be unaffected by this proposal.

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

Conclusion
Given the above issues, it is considered that the proposal 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 polices 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 – 30 July 2024 – Ref: PL001
b. Drawing – Proposed Elevations 29 September 2024 – Drawing number: PL005
c. Drawing – Proposed Plans 30 July 2024 – Drawing number: PL006
d. Drawing – Proposed Floor Plan 30 July 2024 - Drawing number: PL004

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.

Appendix 1 – List of consultees & neighbours notified

56 Cranleigh Drive, Manchester, M33 3PS
9 Penryn Avenue, Manchester, M33 3PG
52 Cranleigh Drive, Manchester, M33 3PS
50 Cranleigh Drive, Manchester, M33 3PS
46 Cranleigh Drive, Manchester, M33 3PS
5 Emsworth Drive, Manchester, M33 3PR
3 Emsworth Drive, Manchester, M33 3PR
24 Penryn Avenue, Manchester, M33 3PG
20 Penryn Avenue, Manchester, M33 3PG
18 Penryn Avenue, Manchester, M33 3PG
44 Cranleigh Drive, Manchester, M33 3PS
22 Penryn Avenue, Manchester, M33 3PG
16 Penryn Avenue, Manchester, M33 3PG
13 Penryn Avenue, Manchester, M33 3PG
19 Penryn Avenue, Manchester, M33 3PG
54 Cranleigh Drive, Manchester, M33 3PS
48 Cranleigh Drive, Manchester, M33 3PS
42 Cranleigh Drive, Manchester, M33 3PS
9 Emsworth Drive, Manchester, M33 3PR
7 Emsworth Drive, Manchester, M33 3PR
11 Emsworth Drive, Manchester, M33 3PR
17 Penryn Avenue, Manchester, M33 3PG
11 Penryn Avenue, Manchester, M33 3PG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA