

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140609/FO/2024

Date registered valid: 18 August 2024

Proposal: Erection of single storey rear extension to form additional living accommodation

Address: 46 Glen Avenue, Manchester, M9 4EE

Ward(s): Harpurhey Ward

Applicant: Mr Khaled Mansour

Agent (if any):

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 September 2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 30 August 2024

Standard consultations:

Printed: 20 August 2024 Expired: 11 September 2024

Neighbour notifications

Printed: 20 August 2024 Expired: 11 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 site relates to a two storey, bay fronted, three-bedroom, semi-detached dwellinghouse.



View of property frontage

The property incorporates a small front yard enclosed by a low brick wall and a privet hedge behind. To the rear, the property includes a single storey outtrigger and a long rear garden with gated access onto Westleigh Street.



View of property rear

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is predominantly residential in character, mainly consisting of traditional, two storey, semi-detached and terraced dwellinghouses.

Immediately opposite the application property is the large urban parkland of Boggart Hole Clough.

Description of development

Planning permission is sought for the erection of a single storey, rear extension. The mono pitched extension is proposed to replace the existing outrigger. The proposed extension would extend roughly across half the width of the original dwellinghouse with a total rearward projection of 10 metres, representing an increase of 3.5 metres. Windows are only proposed to the inward facing and rear elevations.

The proposed extension is to accommodate a ground floor bedroom, bathroom and therapy room.

The application as originally submitted, sought to convert the existing single dwellinghouse into 2 x 2-bedroom flats, comprising a two-bedroom flat to the ground floor and duplex flat to the first floor and roof-space. To facilitate the proposed conversion, the single storey was proposed.

Following the Council's concerns regarding the proposed conversion, namely, the over intensive use of the property and loss of a family sized dwellinghouse, revised drawings have been submitted amend the proposal to a single storey, rear extension only, with the property to remain as a single dwellinghouse.

Consultations & Notification Responses

Local residents/occupiers – In response to the application as originally submitted, 8 representations from neighbouring occupiers were received. Objections were raised in relation to the proposed conversion of the property into flats and the impacts of over intensification, including increased on-street parking and waste management concerns.

In response to the revised proposal and a further period of neighbour renotification, no representations have been received.

Environmental Health – No objection.

Highway Services – No objection.

Planning History

None.

Policy

The following policy and guidance is considered relevant to the consideration of this application;

Saved policy DC1 of the Unitary Development Plan for the City of Manchester;
Policies DM1 and SP1 of the Manchester Core Strategy;
Place for Everyone Joint Development Plan;
National Planning Policy Framework (NPPF).

Issues

Principle

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.

The principle of allowing residents to extend or make alterations to their homes to provide enlarged or improved accommodation is generally acceptable, provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this case, the proposed alterations are considered acceptable and in accordance with the aforementioned policy and guidance.

Residential Amenity

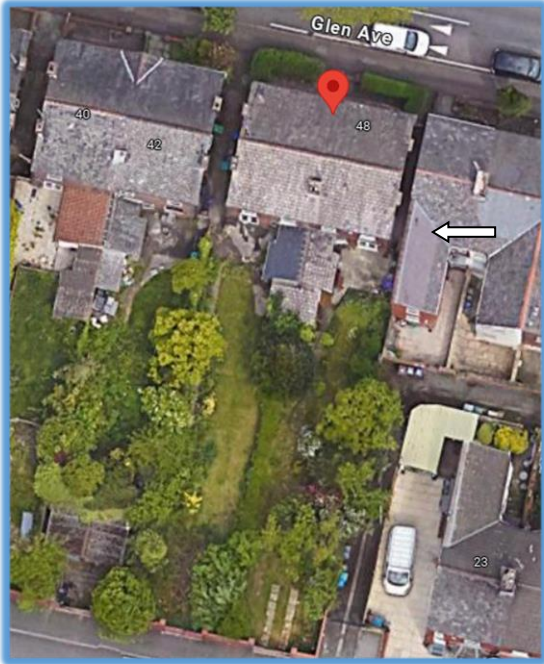
Policies DM1 and SP1 of the Core Strategy indicate that consideration should be given to the effects of development upon the amenity, living conditions and the well-being of residents.

Saved policy DC1 of the UDP which specifically relates to domestic extensions, seek to ensure extensions to dwellinghouses have regard to the character of the host property and to consider the effect upon the amenity of neighbouring occupiers, to ensure they are not excessively large or bulky and the effects upon existing parking provision.

In this case, the proposed extension is single storey and incorporates a mono-pitched roof which slopes inwards towards the garden of the application property.

The property includes a large rear garden and whilst the proposed extension incorporates a total rearward projection of 10 metres, as the extension would replace an existing structure along the common boundary with No. 44, there would only be noticeable increase of 3.5 metres.

Due to the length of the rear garden, the lean-to roof profile and height, together with the narrow width of the extension, the overall impact of mass is lessened. It is not therefore considered that there would be any significant, undue impact to neighbouring occupiers in terms of over-dominance, overshadowing or sense of enclosure.



Aerial view (Extract Google Maps)

The proposed extension is relatively narrow, occupying approximately half the width of the original house. This allows for a decent gap of approximately 4 metres between the inward facing side elevation of the proposed extension and the blank wall of the neighbouring extension along the common boundary with No.48. This reduces any impact of mass.

No windows face onto the common boundary with No. 44. Whilst windows are positioned along the inward facing elevation, due to them being at a low level and because of the lack of facing windows on No.48, no significant overlooking concerns are anticipated.

Given the above, it is not considered there would be any harmful impact to the living conditions of neighbouring occupiers.

Design and Appearance:

The proposed fenestration, windows proportions and architecture would appear in keeping with the style and appearance of the host property. External materials are proposed to match the existing. A materials condition has been included to ensure that this is the case.

It is considered that this approach would ensure that the extension is appropriately related to the original house.

Bins storage and waste management

Unaffected by proposed development.

Parking

Unaffected by proposed development.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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:

Drawings referenced 03/C, 04/C and 00/B, received by the City Council as Local Planning Authority on 25 September 2024 and 19 August 2024 respectively.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The external facing materials to be used on the extension hereby permitted shall match those of the primary dwellinghouse in terms of type, colour, texture, scale, pointing and coursing.

Reason - To ensure that 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 Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 The Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted within the exterior of the dwellinghouse, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential amenity, since any additions to the approved dwelling may adversely impact upon visual amenity or the amenity of neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

40 Glen Avenue, Manchester, M9 4EE
24 Westleigh Street, Manchester, M9 4EF
22 Westleigh Street, Manchester, M9 4EF
20 Westleigh Street, Manchester, M9 4EF
18 Westleigh Street, Manchester, M9 4EF
14 Westleigh Street, Manchester, M9 4EF
52 Glen Avenue, Manchester, M9 4EE
50 Glen Avenue, Manchester, M9 4EE
48 Glen Avenue, Manchester, M9 4EE
1A Glen Avenue, Manchester, M9 4EE
54 Glen Avenue, Manchester, M9 4EE
16 Westleigh Street, Manchester, M9 4EF
44 Glen Avenue, Manchester, M9 4EE
42 Glen Avenue, Manchester, M9 4EE
25 Westleigh Street, Manchester, M9 4EF
23 Westleigh Street, Manchester, M9 4EF
1 Glen Avenue, Manchester, M9 4EE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA