

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139019/FH/2024
Date registered valid: 15 July 2024
Proposal: Erection of a two-storey side extension
Address: 47 Redwing Avenue, Manchester, M21 7JS
Ward(s): Chorlton Park Ward

Applicant: Mrs Hulme
Agent (if any): Mr Philip Lambert, Philip Lambert Architecture
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **06/09/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19/08/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 July 2024 Expired: 16 August 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 site comprises a modern built two storey semi-detached residential dwelling within the Chorlton Park ward area of Manchester located within a new build estate. Gardens are to the front and rear with access along the side and driveway to the front. Boundary treatment is low brick wall and railings to the front and timber fencing to the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This area is predominantly residential in character, made up of semi-detached residential dwellings. Barlow Hall Primary School and Chorlton Water Park are in close proximity.

Description of development

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

Amendments to Proposal

Following a site visit, the applicant was requested to slightly set back the side extension to ensure that it is subservient in scale to the host dwelling.

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 two storey side 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 north side of the property, with a pitched roof that has a maximum height of 7800mm, sloping down to 4995mm at the eaves. The extension would span the almost entire length of the side elevation of the host dwelling, with a setback of 245mm at the front and a flush finish with the existing rear wall. The proposal would extend to the boundary with No.49.

Although the proposed extension is large in relation to the dwellinghouse, the setback of the front elevation and the front roof ridge ensures the extension is still subservient to the host dwellinghouse when viewed from the street and would not cause introduce a 'terracing' effect nor result in an 'excessively large or bulky' addition to the property.

Residential Amenity

As the proposed two-storey side extension extend up to the boundary line with the neighbouring property, there is likely to be some slight overshadowing caused by the development on the neighbouring garden. However, due to the orientation of the garden and the setback of the host dwellinghouse in relation to the neighbour, the levels of overshadowing caused will be limited and would not result in unacceptable levels of loss of light, outlook or overshadowing.

There are windows proposed on the front elevation at the ground and first floor, with 1 window on the rear first floor and a set of glazed double doors on the ground floor. Given the setback of the property, it is unlikely the introduction of these windows would cause any privacy issues for the residents or neighbours. Additionally, there are no windows on the neighbouring properties side wall that would be subject to overshadowing or overlooking.

Furthermore, 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 and featureless, whilst its front elevation would feature 2no. uPVC windows and the rear elevation would feature a set of glazed double doors and 1no. uPVC window.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the character of this locale. Set back by 245mm from the front wall of the building, the proposal would feature on the street scene however the 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

Access to the rear garden through the gate will be lost, however a bin store is to be provided on the front hardstanding to provide storage for waste bins.

Parking

Although some hardstanding would be lost to the proposed side extension, there is still enough driveway space for ample parking for a single-family dwelling of this size.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1, EN1, EN19 and DM1 of the Core Strategy.

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 – 15 January 2024
- b. Drawing – Proposed Elevations – 06 September 2024
- c. Drawing – Proposed Site Plan – 06 September 2024
- d. Drawing – Proposed Floorplans – 06 September 2024

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

Flat At, Chorlton Cum Hardy Golf Club, Barlow Hall Road, Manchester, M21 7JJ
49 Redwing Avenue, Manchester, M21 7JS
45 Redwing Avenue, Manchester, M21 7JS
Chorlton Cum Hardy Golf Club, Barlow Hall Road, Manchester, M21 7JJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Area Team Boundary - Name: SOUTH AREA