

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140658/FH/2024
Date registered valid: 31 July 2024
Proposal: Erection of single storey rear extension.
Address: 53 Grange Avenue, Manchester, M19 2FZ
Ward(s): Burnage Ward

Applicant: Mr Matthew Boardman
Agent (if any): Mr Phil Gannon, Dempsey + Gannon
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24 September 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 August 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 August 2024 Expired: 3 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

This application relates to a large, bay fronted, period, semi-detached dwellinghouse in the Burnage ward of Manchester. The surrounding area comprises of substantial dwellinghouses in semi-detached and detached configurations. To the east of the site are a group of social housing, i.e. 6 blocks of flats over 3 storeys with a brick construction, gable elevations and pitched tiled roofs.



(Officer's site visit, 21.08.2024)



Despite the age and character of the house, it is not listed and is not in a conservation area. The frontage of the house incorporates the most significant aspects of its character comprising of a pair of semi-hexagonal bays with integral pitched dormer roofs with a centrally located doorway and end chimneys. The main roof has a pitched roof with the ridge running from west to east.

The siting of the house is relatively set back from the front boundary. Off-street parking comprises of a front driveway for several vehicles, including attached roller shutter access / garage along the side elevation. Bins are stored within curtilage, screened behind boundary treatment. There is an existing stepped access to the rear garden, which is significantly deep, extending approximately 50 metres in depth. A railway line runs along the rear boundary.

Site History

- No record.

Description of development

The submitted plan proposes a single storey rear extension, together with the creation of a raised patio area with stepped access.

The proposal would be stepped away from the common shared boundary with no. 55 Grange Avenue approximately, 88mm (minimum) and 449mm (maximum).

The proposed combined development would project from the rear building line of the host dwelling and along the common shared boundary with no. no. 55 Grange Avenue approximately 3335mm + 3004mm deep. It then comes forward of the common shared boundary with no. 51 Grange Avenue approximately 8669mm wide, whilst maintaining a distance of approximately 3029mm from this boundary. It then comes forward of the Grange Avenue elevation approximately 2991mm + 3640mm deep. It then returns forward of the side elevation of the host building approximately 2138mm wide. It would comprise of a lean-to pitched roof design, with the maximum proposed roof height measuring approximately 4729mm.

The proposed combined development would include 3no. windows along the roof elevation; bi-fold doors and 1no. window along the rear elevation, together with stepped access.

In terms of the proposed external facing materials and finishes, it is intended to use Red / Brown clay render, Red / Brown standing same zinc, together with red / brown aluminium.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments, or representations were received.

2. Environmental Health

Environmental health officers have advised that a pre-commencement condition in relation to a gas membrane is attached to any recommendation for planning approval as the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021):

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester in terms of jobs, new homes, and sustainable growth. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policies are considered to be relevant:

- JP-S1 - Sustainable development

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

Principle

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Therefore, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey rear extension, together with the creation of a raised patio area with stepped access) - In this instance, in light of the of the existing contextual relationship along the boundaries, and with the immediate dwellinghouses along the side boundaries have existing extensions, coupled with the fact that the proposal would be set away from the boundaries, together with the depth of rear garden that would still be retained, it is not considered that the resultant contextual relationship of the proposed scale would be unduly overbearing, overshadowing or present any loss of privacy impacts. Therefore, for these reasons, and on balance, and subject to planning conditions, the proposal is considered to be acceptable.

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in design terms and appears to be informed by similar development within neighbouring rear gardens. It is also intended to match materials with those of the existing building, which would introduce materials and finishes, comprising of Red / Brown clay render, Red / Brown standing same zinc, together with red / brown aluminium, which is considering to marry seamlessly with the existing colouration of the host build. Notwithstanding this factor, a materials condition has been attached to ensure that materials are adhered to; pursuant with The Manchester Core Strategy Development Plan Document Policies SP1 and DM1 and saved Policies DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document policy DM1 and saved policy DC1 of the Unitary Development Plan.

Impact of works (Waste management) - The existing arrangement would be unaffected, the; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19, T2 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no comments or objections have been received in response to this application from local residents.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but has attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 31 July 2024.
- Location Plan with application site edged in red, Dwg. No. L(-1)001, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Existing Site Plan, Dwg. No. L(-1)002, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Proposed Site Plan, Dwg. No. L(-1)003, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Design & Access Statement, received by the City Council as the Local Planning Authority on 31 July 2024.
- Supporting Information, received by the City Council as the Local Planning Authority on 31 July 2024.
- Existing SOUTH ELEVATION, Dwg. No. L(-4)003, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Existing EAST ELEVATION, Dwg. No. L(-4)002, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Existing NORTH ELEVATION, Dwg. No. L(-4)001, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Existing GF PLAN, Dwg. No. L(-2)001, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Proposed GF PLAN, Dwg. No. L(-2)002, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Proposed NORTH ELEVATION, Dwg. No. L(-4)004, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Proposed EAST ELEVATION, Dwg. No. L(-4)005, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.

- Proposed SOUTH ELEVATION, Dwg. No. L(-4)006, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.

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 (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those of the existing dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the submitted information and approved drawings.

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 (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Materials

5) 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 development hereby approved other than those shown on:

- Proposed GF PLAN, Dwg. No. L(-2)002, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Proposed NORTH ELEVATION, Dwg. No. L(-4)004, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Proposed EAST ELEVATION, Dwg. No. L(-4)005, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.
- Proposed SOUTH ELEVATION, Dwg. No. L(-4)006, Rev. 00, received by the City Council as the Local Planning Authority on 31 July 2024.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

28 Grange Avenue, Manchester, M19 2FY
26 Grange Avenue, Manchester, M19 2FY
55 Grange Avenue, Manchester, M19 2FZ
24 Grange Avenue, Manchester, M19 2FY
51 Grange Avenue, Manchester, M19 2FZ

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