

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140307/FH/2024

Date registered valid: 4 July 2024

Proposal: Erection of a two storey rear extension together with a detached outbuilding to provide additional living accommodation.

Address: 14 Werneth Avenue, Manchester, M14 7BF

Ward(s): Fallowfield Ward

Applicant: Ms. Kendall

Agent (if any): Mr Sean Payne, Sean Payne Arch Design

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 August 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 July 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 12 July 2024 Expired: 2 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

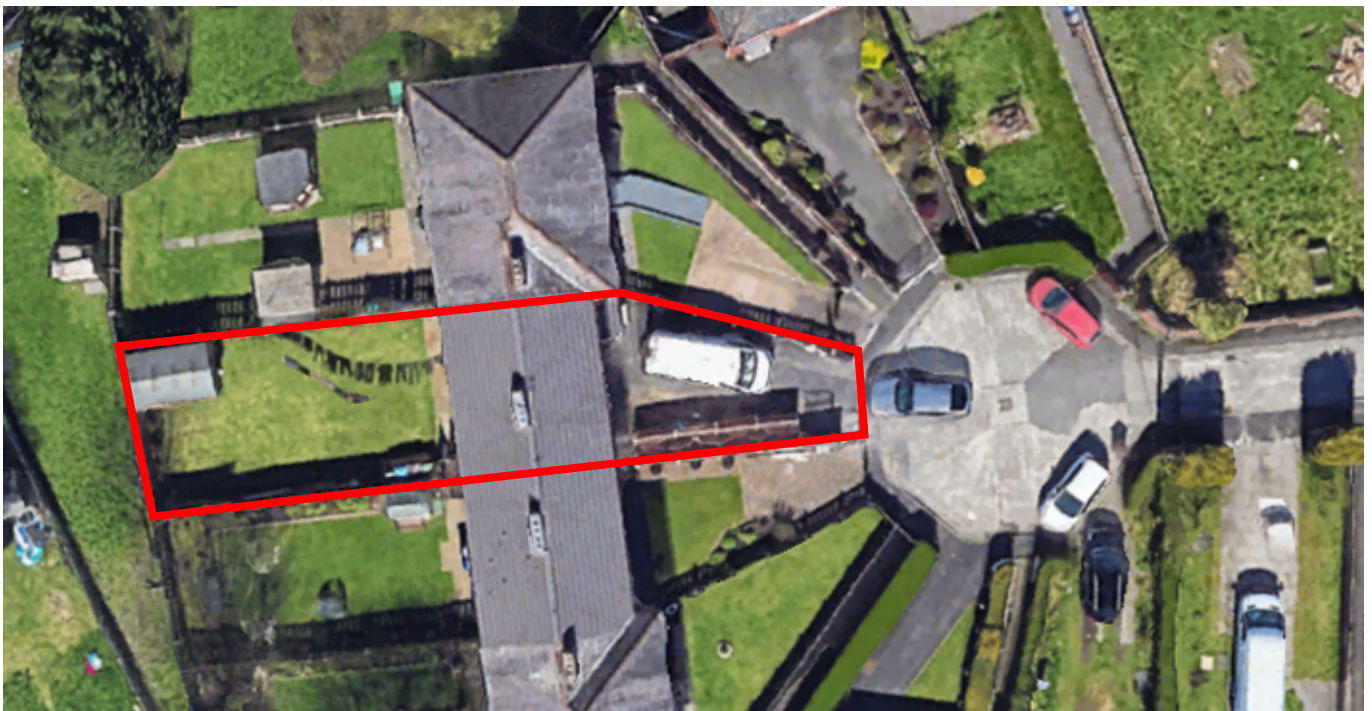
Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced C3 dwellinghouse of redbrick with a grey tile dual pitch roof. The property features white uPVC windows, a front porch extension, a tarmac driveway bordered by mid-level timber fencing and a black iron railings-style gate, a shared accessway leading to the rear, and a detached outbuilding situated within a spacious rear garden.







Description of area

Werneth Avenue is a residential cul-de-sac situated within the Fallowfield ward of Manchester, close to Platt Lane Sports Complex, Platt Fields Park, and Wilbraham Road (A6010). The area is predominantly residential in terms of its character consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a two-storey rear extension together with a detached outbuilding to provide additional living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 - no comments or objections received.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”)

was adopted by the City Council on the 11th of July 2012:

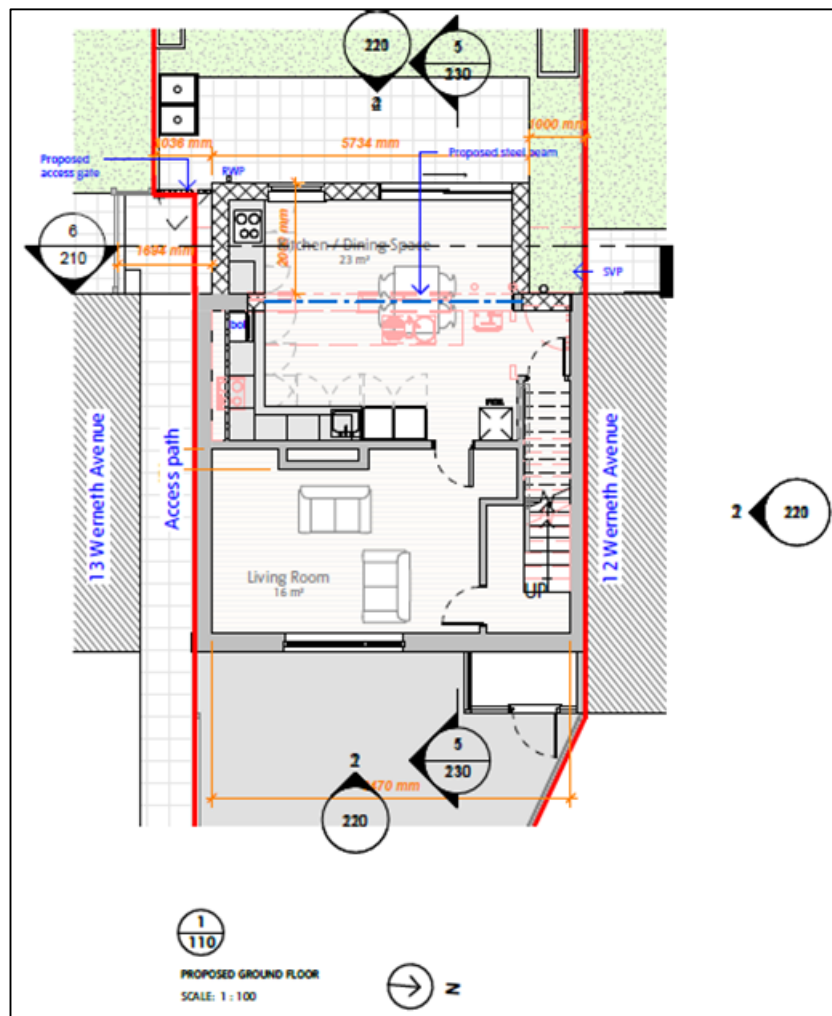
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

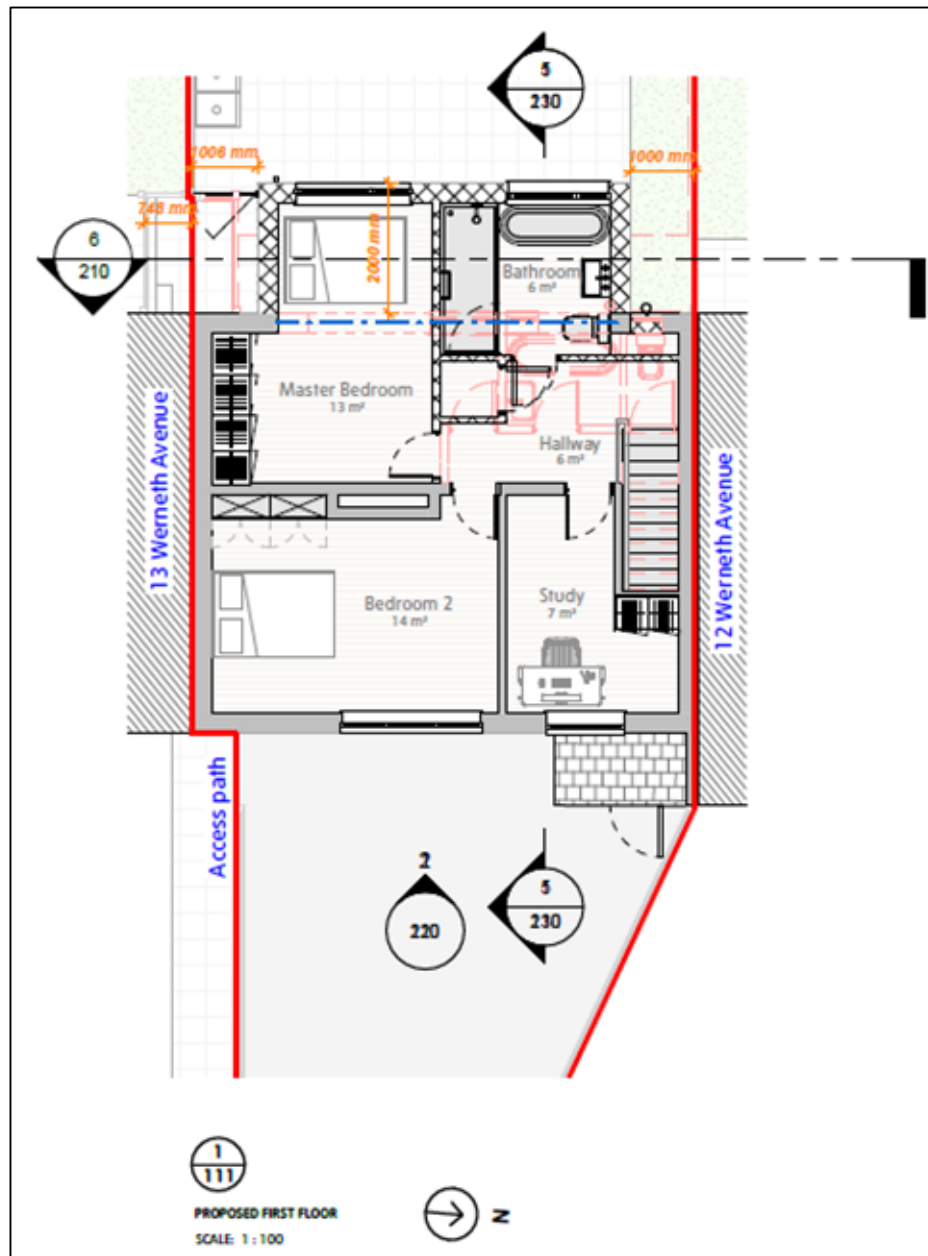
- Chapter 12 – Achieving Well-Designed Places

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.

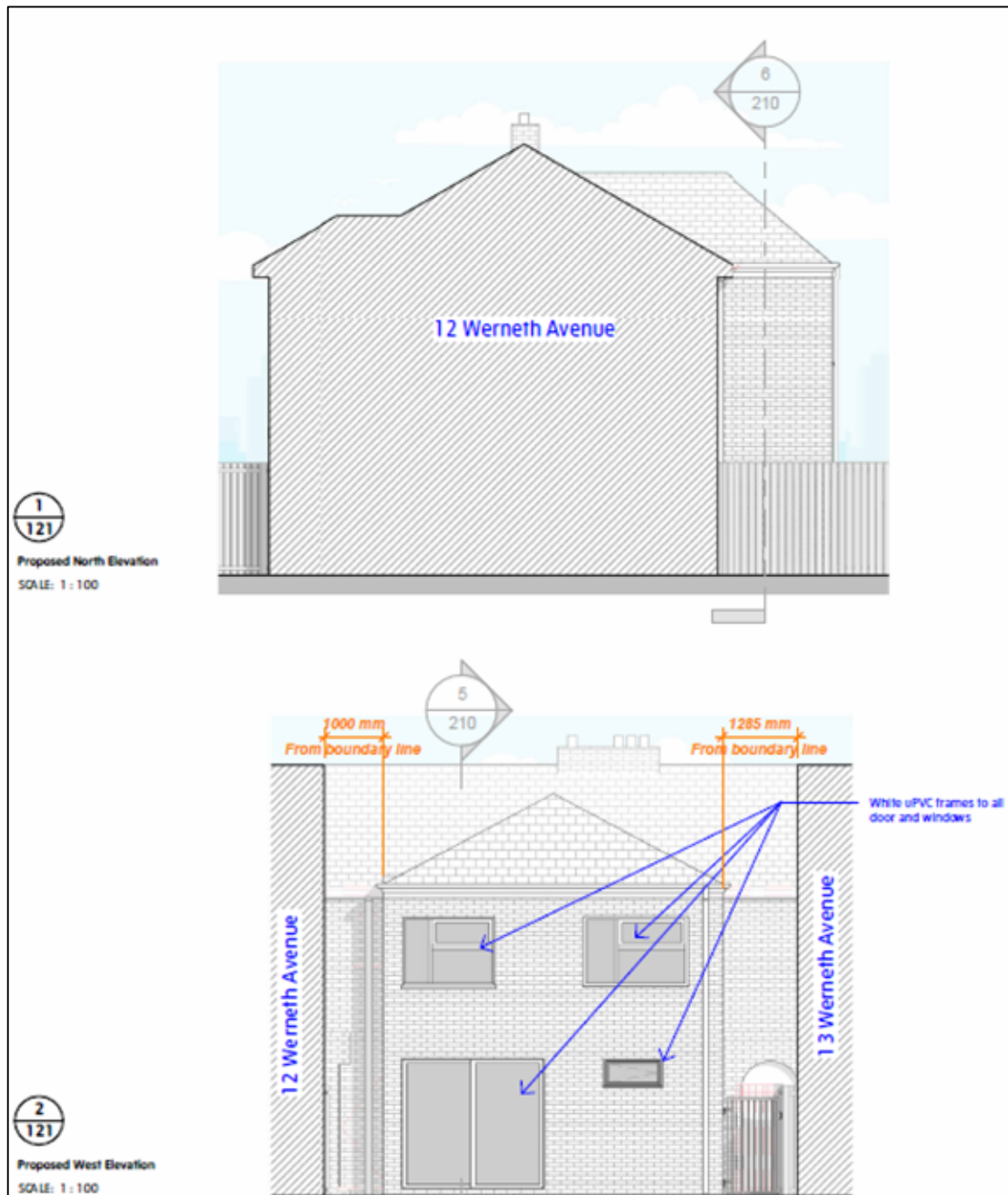
- Policy JP-P1 – Sustainable Places



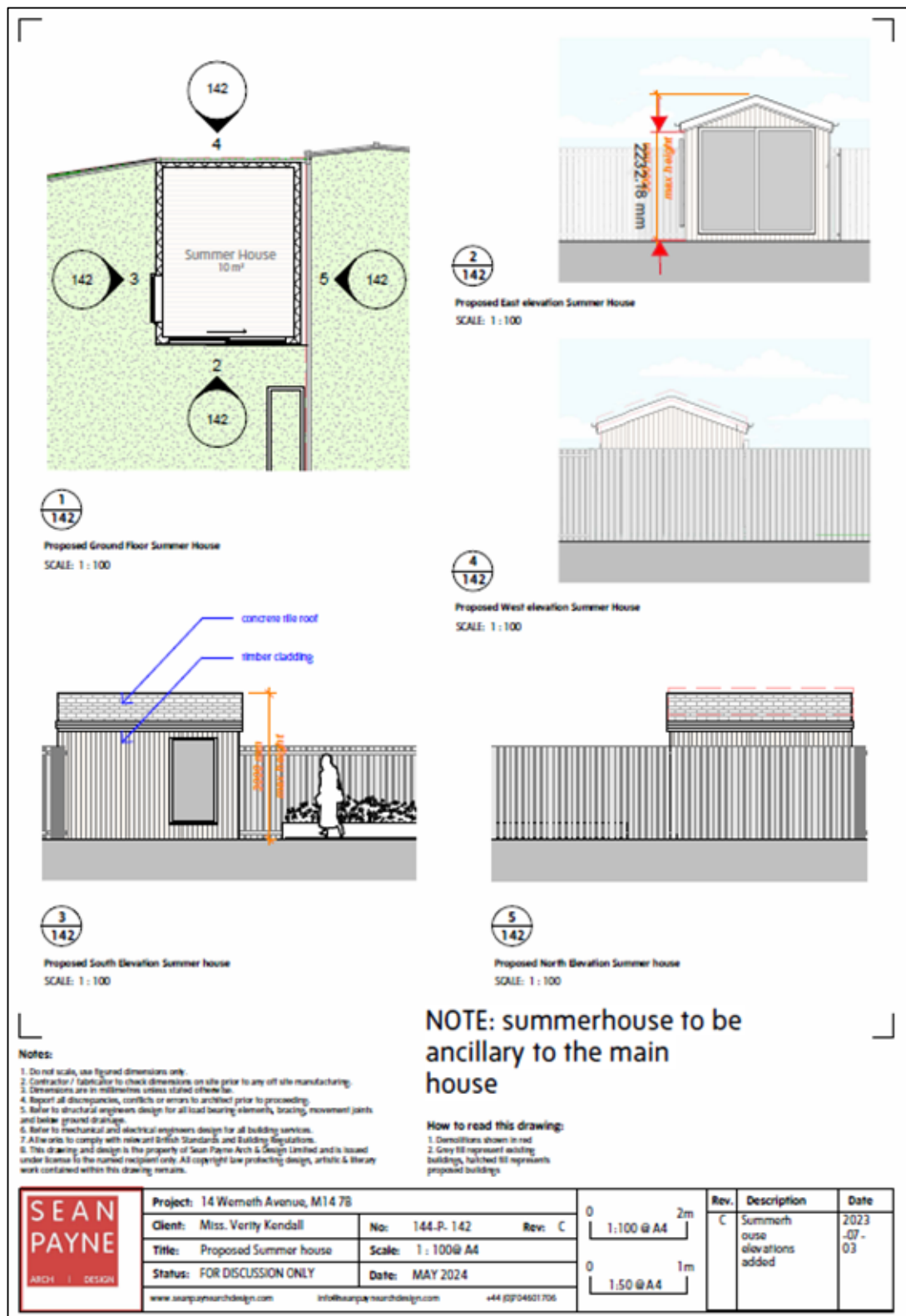
Submitted amended proposed GF plan



Submitted amended proposed FF plan



Submitted proposed north and west elevations



Submitted proposed outbuilding plans and elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a two-storey rear extension together with a detached outbuilding to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the two-storey extension would be sited at the rear of the property, facing west. At ground floor level, it would project 2m rearwards from the host dwellinghouse with a width of 5.734m. A gap of 1m would be maintained to the boundary shared with No.10-12 Werneth Avenue, a gap of 1.036m would be maintained to the boundary shared with No.13 Werneth Avenue, and a gap of 0.3m would be maintained to the shared access way. At first-floor level, the extension would project 2m rearwards, with a width of 5.734, a hipped roof height of 6.8m (set 1.622m below the existing ridge) and an eaves height of 5.072m (to match the existing).

The proposed outbuilding would be sited at the western end of the application site, adjacent to the boundaries shared with No.10-12 Werneth Avenue, and No.21-23 Barnston Avenue. It would measure to 3.742m in length/depth, 2.965m in width, 3m in height (dual pitch), with an eaves height of 2.232m. A gap of 0.1m would be maintained to the boundary shared with No.21-23 Barnston Avenue, a gap of 0.2m would be maintained to the boundary shared with No.10-12 Werneth Avenue, and a gap of 4.507m would be maintained to the boundary shared with No.13 Werneth Avenue.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the development is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the extension would be built of brickwork, roof tiles, windows and doors to match the existing. At ground floor level, it would feature 1no. window and a set of bi-folding doors to the rear and blank side elevations. At first-floor level, it would feature 2no. windows to the rear and blank side elevations. Its hipped roof form would also be blank.

The proposed outbuilding would be built of timber cladding with concrete roof tiles. It would feature a set of sliding doors to its eastern elevation (facing the host dwellinghouse), 1no. window to its southern elevation (facing No.13 Werneth Avenue) with blank northern and western elevations. Its dual pitch roof form would also be blank.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with the overall precedent of residential extensions in this area. Sited at the rear of the property, the proposal would not be visible within the street scene and public realm and would therefore avoid forming a prominent visual feature within this locale. Moreover, the extension's use of matching materials should provide a blended appearance with the host dwellinghouse. Hence, the overall character of the dwellinghouse and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposal therefore accords with Core Strategy policies SP1 and DM1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given the relatively minor rearward projection of the rear extension (2m), the gaps maintained to the plot's shared boundaries (1m and 1.036m), and the extension's subservient dimensions to the host dwellinghouse (with a reduced height of 6.8m), it is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The proposed outbuilding should also 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 its relatively minor nature, siting at the western end of the garden (away from neighbouring dwellinghouses), and maximum height of 3m. Moreover, the window featured in its southern elevation (facing No.13 Werneth Avenue) would be sited approximately 4.507m away from the shared boundary, therefore it should not significantly affect the privacy of neighbouring occupiers.

The proposal is therefore acceptable in regard to its minimal impact upon residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and policy DC1 of the UDP.

Waste storage – the current refuse storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – in their email correspondence dating to the 22nd to the 24th July 2024, the agent of the application confirmed that the outbuilding would be used incidentally to the host dwellinghouse and would not be used as separate residential accommodation or as a self-contained residential unit. This has been conditioned accordingly.

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 visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1 and SP1 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 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Proposed Ground Floor', numbered '144-P-110 REV C', stamped as received by the City Council as Local Planning Authority on the 22nd July 2024.

'Proposed First Floor Plan', numbered '144-P-111 REV C', stamped as received by the City Council as Local Planning Authority on the 22nd July 2024.

'Proposed Roof Plan', numbered '144-P-112 REV C', stamped as received by the City Council as Local Planning Authority on the 22nd July 2024.

'Proposed South & East Elevations', numbered '144-P-120 REV C', stamped as received by the City Council as Local Planning Authority on the 22nd July 2024.

'Proposed North & West Elevations', numbered '144-P-121 REV C', stamped as received by the City Council as Local Planning Authority on the 22nd July 2024.

'Proposed Section A-A & BB', numbered '144-P-130 REV C', stamped as received by the City Council as Local Planning Authority on the 22nd July 2024.

'Proposed Summer House', numbered '144-P-142 REV C', stamped as received by the City Council as Local Planning Authority on the 22nd July 2024.

'Proposed Site Plan', numbered '144-P-100 REV C', stamped as received by the City Council as Local Planning Authority on the 22nd July 2024.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the developments hereby permitted shall match those specified on the approved plans, including brickwork and roof tiles to match the existing dwellinghouse on the rear extension.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the developments, 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) Order 2015 (or any 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 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.

5) The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as No.14 Werneth Avenue, M14 7BF. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure the proposed use remains incidental to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

11 Tabley Avenue, Manchester, M14 7RJ
10 Werneth Avenue, Manchester, M14 7BF
23 Barnston Avenue, Manchester, M14 7BG
12 Werneth Avenue, Manchester, M14 7BF
11 Werneth Avenue, Manchester, M14 7BF
9 Werneth Avenue, Manchester, M14 7BF
8 Werneth Avenue, Manchester, M14 7BF
7 Werneth Avenue, Manchester, M14 7BF
9 Tabley Avenue, Manchester, M14 7RJ
19 Barnston Avenue, Manchester, M14 7BG
13 Werneth Avenue, Manchester, M14 7BF
21 Barnston Avenue, Manchester, M14 7BG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA