MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139790/FH/2024
Date registered valid:	2 May 2024
Proposal:	Erection of single storey front and side extension including garage conversion.
Address:	8 Gwendor Avenue, Manchester, M8 4LE
Ward(s):	Crumpsall Ward
Applicant:	CJS Property Ltd
Agent (if any):	Mrs Tammy Durban, Durban Design Studio
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21 June 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 May 2024

Standard consultations:
Printed: 20 May 2024 Expired: 11 June 2024

Neighbour notifications
Printed: 9 May 2024 Expired: 31 May 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 area

The application site relates to 8 Gwendor Avenue within the north Manchester ward of Crumpsall. The application site relates to a semi-detached, two storey, red brick dwellinghouse with box bay windows and hipped roof, with an attached garage to the side of the property. At the time of the site visit, clearance works had begun on site as the property was vacant. Boundary treatment to the front of the property had been removed and consisted of an open, hardstanding area. Amenity space to the rear of the property consists of a grassed garden.

The surrounding area is residential in context.

Description of development

The submitted application seeks planning permission for the erection of single storey front and side extension including garage conversion.

The extension would involve the conversion of the garage and wrap from the front to the side of the property. The extension at the largest point would have approximate dimensions of Height: 4 x Length: 9 x Width: 5.5 metres. The proposal would involve the insertion of two windows in the front elevation, a set of sliding doors within the rear elevation and two skylights.

Materials to be used for the proposal would involve:
-double glazed black upvc windows and bi-fold door
-facing brickwork to match the existing dwellinghouse
-roof tiles to match existing dwellinghouse.

The windows and doors within the host property would be changed to a black colouration. Due to permitted development rights, this element of works would not require consent.

The site plan shows an additional off street parking place would be created through the expansion of the driveway, constructed in a permeable material. Due to permitted development rights, this element of work would not require consent.

Negotiations during the course of the Application

During the course of the application, discrepancies in relation to elevations and fenestration were resolved, and further information was supplied in relation to the materials to be used for the proposal.

Planning History

139273/FH/2024- Erection of single storey front and side extension including garage conversion.
Withdrawn 3 April 2024.

Consultations & Notification Responses

Local Residents

Local residents were consulted, and no responses were received.

Highway Services

Highway Services were consulted on the application and the following response was received:
The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

PARKING AND ACCESS:
There is an existing 1no. car parking space located within the site's curtilage.
Vehicular access to the site is gained from Gwendor Avenue and there are existing dropped kerbs present to facilitate this access.

As indicated on Drawing No. 002 Site - Location and Block Plan, a new vehicular access is proposed to accommodate a new 1no. car parking space within the curtilage of the site. There are dropped kerbs present in this location to facilitate vehicular access.

Upon review, there is an existing streetlight located adjacent to the site which may impact upon vehicular egress/access of the proposed driveway parking space. Therefore, it is recommended that the applicant liaises with MCCs Street Lighting Team regarding the potential requirement to relocate an existing street lighting column -

streetlighting@manchester.gov.uk. Any relocation is funded at the applicant's expense.

It should be noted that all individual driveway parking spaces should be a minimum of 3.0m x 6.0m to ensure that vehicles / pedestrians do not impact on the adopted highway. Can the applicant confirm the dimensions of the proposed driveway?

BOUNDARY TREATMENTS:
It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.
In the application form it is noted that a new pedestrian access is proposed from the public highway.
Can the applicant provide further information if there will be changes to the boundary treatment?

REFUSE AND SERVICING:
A bin store is proposed within the frontage of site. Highways consider this to be acceptable to prevent any obstruction to passing pedestrians on the adjacent footway.
It is assumed that refuse collection will be in line with existing properties along Gwendor Avenue.

CONSTRUCTION MANAGEMENT:
The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk

Issues

POLICY

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):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed and beautiful places.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey front and side extension including garage conversion. This is considered acceptable 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 dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

The property already benefits from an attached garage and as a result of the proposal, the garage would be converted and extended to the front and rear. For the neighbour closest to the proposed built form (no.10 Gwendor Avenue), they would experience a marginal amount of additional built form to the front of the property and built form extending further to the rear than previously the case. Although the proposed extension to the side of the property would extend slightly forwards (by approximately 0.4 metres) than the neighbour’s rear building line, this would be marginal. As the extension would be single storey only it is not considered the proposal would create an overbearing feature to the neighbouring property. Due to the insertion of windows within the proposal no.10 Gwendor Avenue would not be impacted by any adverse privacy implications. Given built form does not extend beyond the applicant’s rear building line, harm in terms of loss of light/ overshadowing would be extremely limited.

Although there appears to be a lack of boundary treatment to the rear of the property, it is not considered the door to be inserted within the rear elevation of the proposal would give rise to an adverse implication in terms of overlooking for the neighbouring property given it is single storey only and the extension would not come forwards of the existing rear building line. As such, it is not considered to be overbearing to the properties to the rear, along Monica Avenue.

The extension to the front would not come forwards of the property’s primary elevation and as such, it is not considered to cause a dominant feature in the streetscene. A WC would be developed with a window facing onto Gwendor Avenue. To protect the privacy of the applicant, the window would be marked within any approval granted as being obscure glazed. This is

considered acceptable and a condition would be attached to any approval granted restricting the further insertion of windows and doors beyond those approved within this consent.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

The built form would wrap into the existing side extension and as such, by utilising the existing form of development to the side of the property, it is considered sympathetic and pursuant with Policy DC1 of the UDP. The proposal is considered to create a small addition to the front and rear of the existing garage and would still be viewed as a subservient feature, pursuant to Policy DC1.2 of the UDP.

Whilst it is not possible to achieve wrap round extensions through the route of Permitted Development, it is possible to achieve single storey side extensions and so there is a fallback of Permitted Development rights to consider and support the acceptability of this application.

Materials to be used for the proposal would involve:
-double glazed black upvc windows and bi-fold doors
-facing brickwork to match the existing dwellinghouse
-roof tiles to match existing dwellinghouse.

The windows and doors within the host property would be changed to a black colouration. Due to permitted development rights, this element of works would not require consent. As such, the proposed black windows and doors within the front and side extension is considered acceptable and would offer continuity across the property. The use of black is therefore considered acceptable and a materials condition to that effect would be attached to any consent granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

The attached garage would be lost as a result of the proposal. Although it does not require consent due to permitted development rights, the driveway to the front of the property would be extended and as such, a car that could be accommodated within the existing garage could be accommodated off street within the new driveway. Highway Services were consulted on the application and did not raise any concern with the loss of the driveway. The Engineers did raise concern regarding the street light located in the middle of the applicant’s front boundary and an informative to this effect would be attached to any approval granted. The additional space proposed is considered sufficient to align with parking space dimensions.

Bin Storage

As a result of the proposal, bins would need to be stored within the front amenity space of the property. Details of an enclosed bin store- superior quad rubbish wheelie bin store was provided and would be made from premium timber. Dimensions, floor plans and elevations were provided of the structure. This is considered acceptable to ensure the bins are securely stored and to not

add visual clutter to the front of the property. The details would be conditioned accordingly within any approval granted.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to any approval granted.

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:
-Application Form, stamped as received by the City Council as Local Planning Authority on 15 April 2024.
-Drawing- Location Plan- Location & Site Plan, numbered 002, stamped as received by the City Council as Local Planning Authority on 15 April 2024.
-Drawing- Proposed- Plans & Elevations, numbered 004.1, stamped as received by the City Council as Local Planning Authority on 21 May 2024.
-Drawing- Proposed- Bin Store, numbered 201.1, stamped as received by the City Council as Local Planning Authority on 21 May 2024.

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

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the WC window as shown on the approved ‘Drawing- Proposed- Plans & Elevations, numbered 004.1’, stamped as received by the City Council as Local Planning Authority on 21 May 2024, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the ‘Drawing- Proposed- Plans & Elevations, numbered 004.1’ specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) The development hereby approved shall be carried out in accordance with ‘Drawing- Proposed- Bin Store, numbered 201.1, stamped as received by the City Council as Local Planning Authority on 21 May 2024, in relation to a secure and ventilated bin storage area. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Informatives

1) There is an existing streetlight located adjacent to the site which may impact upon vehicular egress/access of the proposed driveway parking space. It is recommended that the applicant liaises with MCCs Street Lighting Team regarding the potential requirement to relocate an existing street lighting column - streetlighting@manchester.gov.uk

2) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

9 Gwendor Avenue, Manchester, M8 4LE
10 Gwendor Avenue, Manchester, M8 4LE
7 Monica Avenue, Manchester, M8 4LJ
6 Gwendor Avenue, Manchester, M8 4LE
7 Gwendor Avenue, Manchester, M8 4LE

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA