MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139373/FH/2024
Date registered valid:	8 March 2024
Proposal:	Erection of single storey side and rear extension to provide additional living accomodation
Address:	20 Bournelea Avenue, Manchester, M19 1AF
Ward(s):	Burnage Ward
Applicant:	Mrs Alonso
Agent (if any):	Mr Craig Ronson, Ronson Building Design Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29 April 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 March 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 12 March 2024 Expired: 4 April 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 semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey and first-floor bay to the front and a two-storey bay to the rear, a paved front driveway and modest garden, a front porch canopy, a single-storey rear outrigger, and a detached outbuilding situated within the rear garden.



Figure 1. Front view.



Figure 2. View of side of property.



Figure 3. Rear amenity space.



Figure 4. Rear view.

Description of area

Bournlea Avenue is a residential street situated within the Burnage ward of Manchester, close to Kingsway (A34), Cringle Playing Fields, and St Bernard's RC Primary School. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced residential properties, 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 single storey side and rear extension 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

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

- Policy JP-P1: Sustainable Places

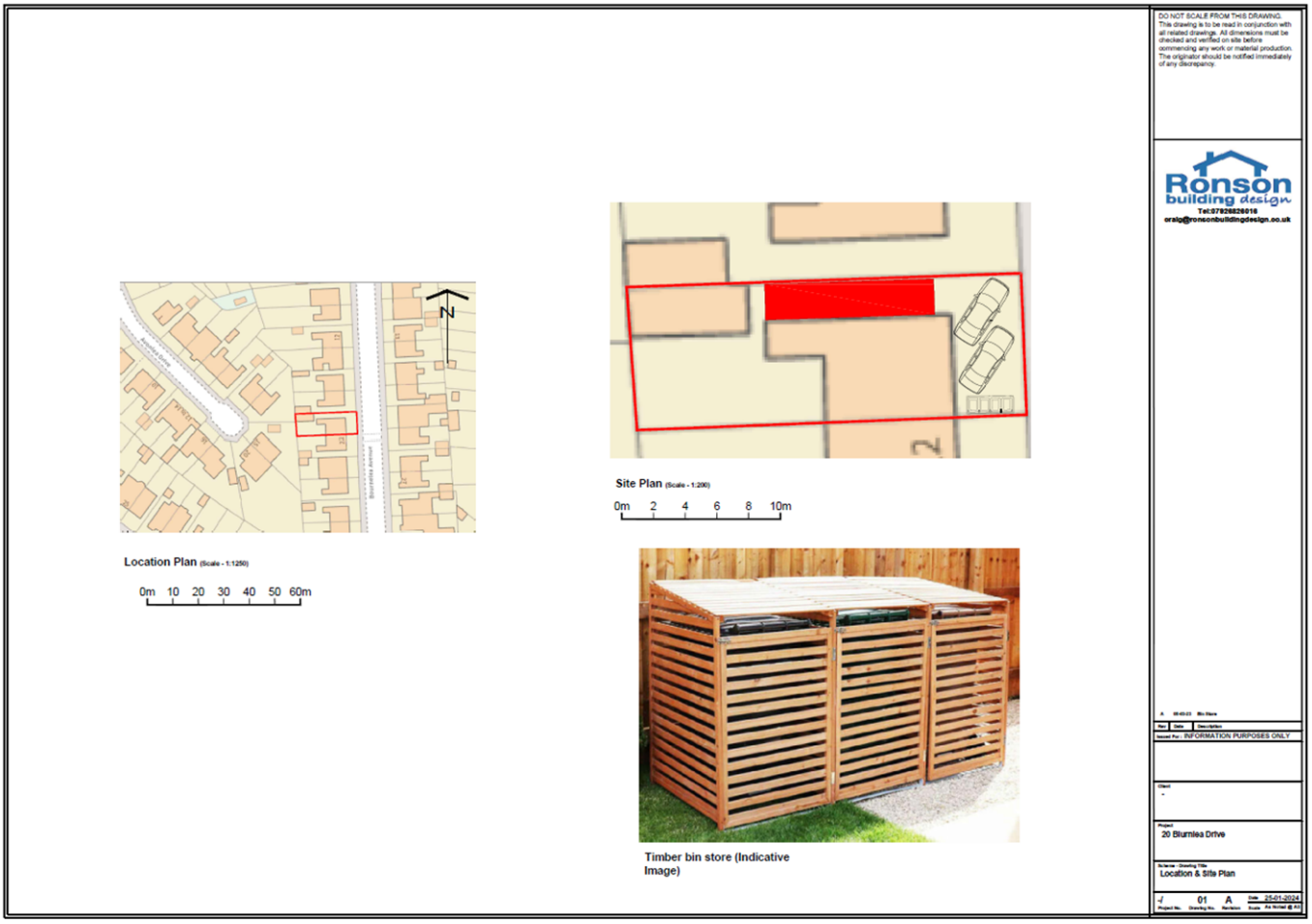


Figure 5. Submitted proposed location and site plan.

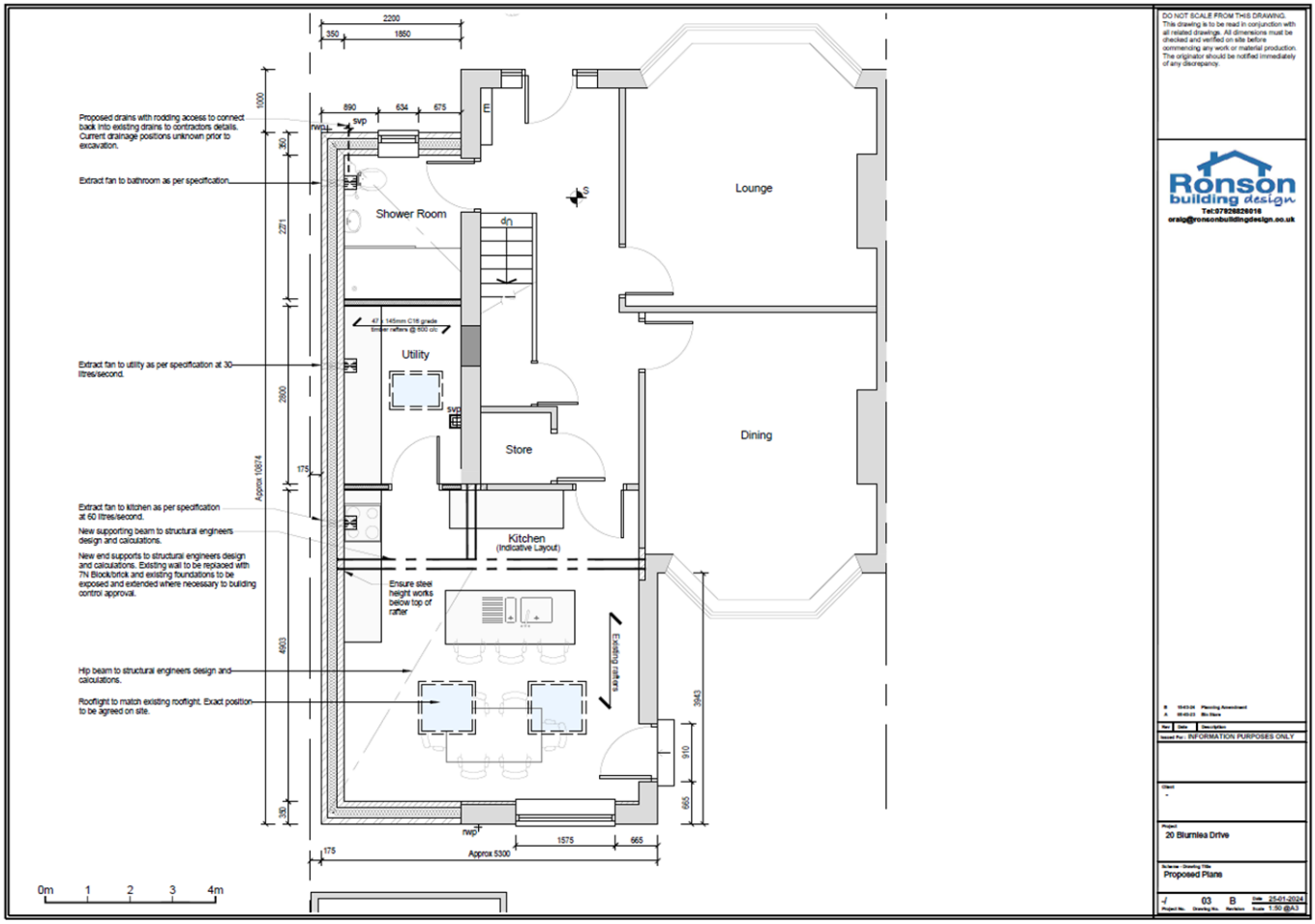


Figure 6. Submitted proposed plans.

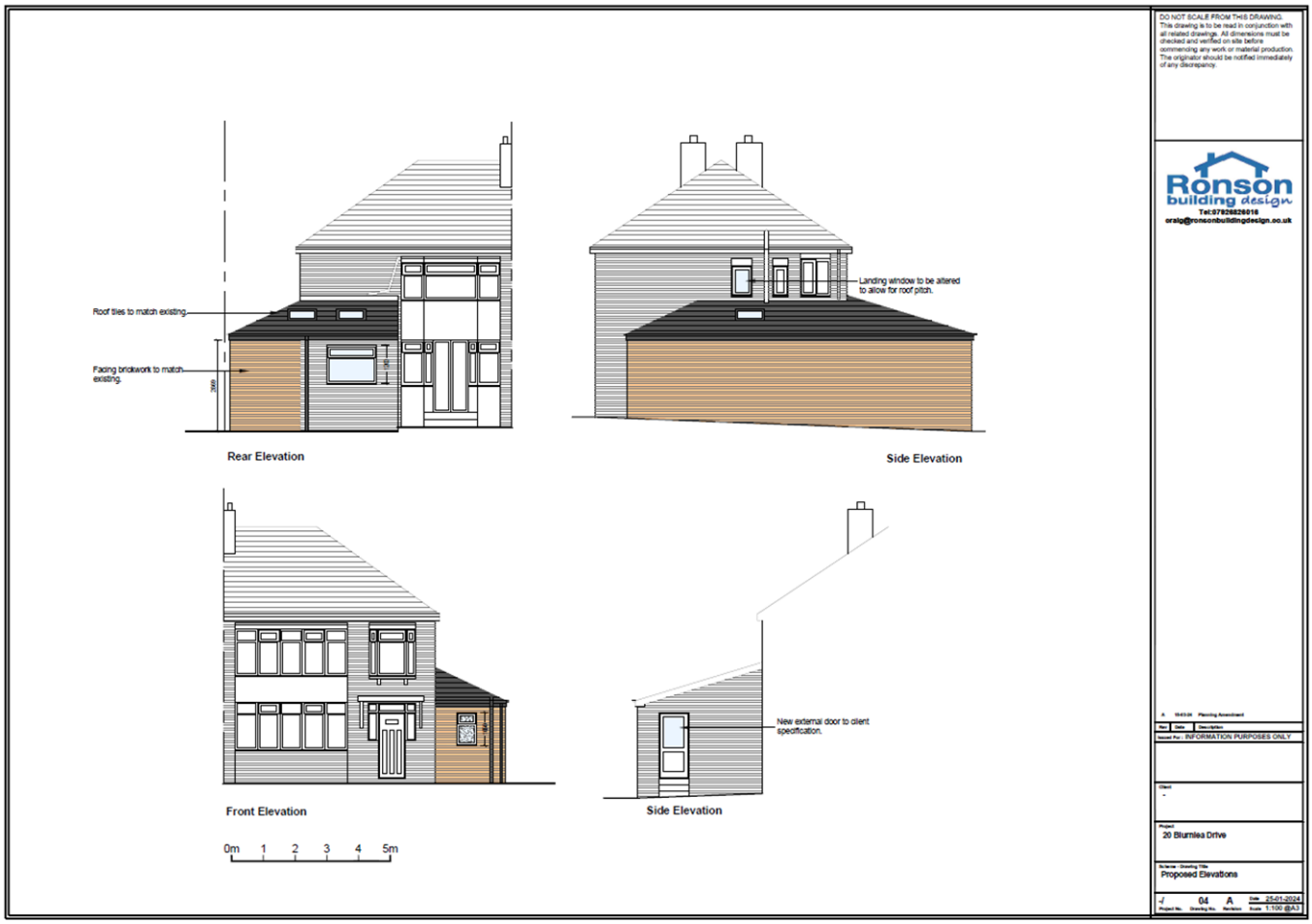


Figure 7. Submitted proposed elevations.

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 single storey side and rear extension 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 single storey extension would be sited at the side and rear of the property, wrapping around its north and west elevations, adjoining the existing single storey rear outrigger.

It would project 3.943m rearwards, with an overall length / depth of 10.874m (setback 1m from the front of the property), a sideward projection of 2.2m, a width of 5.3m, a hipped roof height of 3.8m and an eaves height of 2.869m. A gap of 0.175m would be maintained to the boundary shared with No.18 Bournelea Avenue, with a considerable gap maintained to the boundary shared with No.22 Bournelea Avenue.

The 3.943m rearward projection of the extension exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable in these circumstances given the subservient dimensions of the proposal and retention of an appropriately sized private outdoor amenity space. It is therefore considered that the proposal would not result in an 'excessively large or bulky' addition to the property.

The proposal is therefore considered to accord with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the extension would be built of brickwork and roof tiles to match the existing. Its front elevation would feature one window, whilst its side elevation, facing No.18 Bournelea Avenue, would be blank and featureless. Its rear elevation would feature one window, whilst its southern side elevation would feature one inward-opening door. Its rear-facing roof slope would feature two flat skylights, whilst its north-facing roof slope would feature one flat skylight.

The proposal is considered to be relatively standard in terms of its design and scale for developments of this type as well as being in-keeping with the overall precedent of residential extensions in this locale. Sited at the side and rear of the property, elements of the extension would be visible within the street scene, however its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring the proposal does not form a prominent visual feature.

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

Residential amenity – given that the extension would be single storey, with a maximum hipped roof height of 3.8m, and with subservient dimensions to the host dwellinghouse, it is understood 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 side elevations would not feature any windows, ensuring that the privacy of neighbouring occupants is not compromised as a result of the works.

In addition, no objections were received in response to this application.

The proposal is therefore considered to accord with policies DM1 and SP1 of the Core Strategy.

Waste storage – the proposal would eliminate external access to the rear of the property, meaning refuse bins would have to be stored to the front. In order to mitigate the potential visual harm caused as a result of these arrangements, details of a secure, screened and ventilated bin store have been included within the proposal. This would be located at the front of the property, along its southern boundary. This has been conditioned.

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

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 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 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

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. Minor 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:

-'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-12835387', stamped as received by the City Council as Local Planning Authority on the 26th February 2024.

-‘Location & Site Plan’ numbered ‘01 REV A’, stamped as received by the City Council as Local Planning Authority on the 15th March 2024.
-‘Proposed Plans’, numbered ’03 REV B’, stamped as received by the City Council as Local Planning Authority on the 15th March 2024.
-‘Proposed Elevations’, numbered ‘04 REV A’, stamped as received by the City Council as Local Planning Authority on the 15th March 2024.

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 extension, 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) The proposed bin store, shown on revised drawings ‘01 REV A’, shall be implemented and be in place prior to the first use/occupation of the extension(s) and shall be so maintained and retained at all times thereafter.

Reason - In the interests of 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.

5) 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 extension 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.

Appendix 1 – List of consultees & neighbours notified

22 Bournelea Avenue, Manchester, M19 1AF
21 Bournelea Avenue, Manchester, M19 1AE
19 Bournelea Avenue, Manchester, M19 1AE
15 Avonlea Drive, Manchester, M19 1AH
13 Avonlea Drive, Manchester, M19 1AH
18 Bournelea Avenue, Manchester, M19 1AF
23 Bournelea Avenue, Manchester, M19 1AE
16 Bournelea Avenue, Manchester, M19 1AF

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
Area Team Boundary - Name: SOUTH AREA