MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139892/FH/2024
Date registered valid:	26 April 2024
Proposal:	Erection of two single-storey rear extensions, two storey rear and first floor rear extension, proposed rear canopy and erection of a new 2.4m high mesh and wire anti-climb fencing to rear boundary
Address:	2 Greystone Avenue, Manchester, M21 7RP
Ward(s):	Chorlton Park Ward
Applicant:	Mr Moazzam Ullah
Agent (if any):	Mr Saghir Hussain, Create It Studio Architects
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **14 June 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 May 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 May 2024 Expired: 30 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey detached C3 dwellinghouse of redbrick with a red concrete tile part-hipped / part-dual pitch roof. The property features white uPVC windows, including a two-storey bay with gable end detailing to the front, a paved front driveway bordered by a mid-level redbrick wall, a part-single / part-two storey side and rear extension, and a spacious rear garden.



Figure 1. Front view.



Figure 2. Rear view.



Figure 3. Rear amenity space.



Figure 4. Rear boundary treatment.

Description of area

Greystone Avenue is a residential cul-de-sac situated within Chorlton Park ward of Manchester, close to Hough End Playing Fields, Princess Road (A5103), and Whalley Range Cricket & Lawn Tennis Club. The area is predominantly residential in terms of its character, consisting of detached 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 part-single / part-two storey side and rear extension, together with a rear canopy and new 2.4m high timber fencing to the rear boundary.

Planning history

F07160 - Extension rear of dwellinghouse to form increased kitchen area and a dining room – **approved** (16.09.1977).

31965 - 2 storey extension at side of dwellinghouse to form a garage with a bedroom over – **APPROVED** (01.09.1988).

074690/FH/2005/S1 - Erection of a part single and part 2 storey rear extension and 2 storey side extension – **APPROVED** (10.10.2005).

129281/FH/2021 - Erection of a single storey side and first floor rear extension to provide additional living accommodation – **REFUSED** (07.07.2021).

131567/FH/2021 - Erection of a single storey side and rear extension and re roofing of existing rear extension – **APPROVED** (08.11.2021).

Consultations & Notification Responses

Seven letters of objection were received from two local residents in response to the application. Their concerns are summarised as follows:

- Overshadowing and loss of light.
- Introduction of an overbearing feature.
- Loss of outlook and views.
- Loss of privacy.
- Adverse impact upon the quality of life of a disabled resident.
- Noise and dust disturbance associated with construction activities.

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

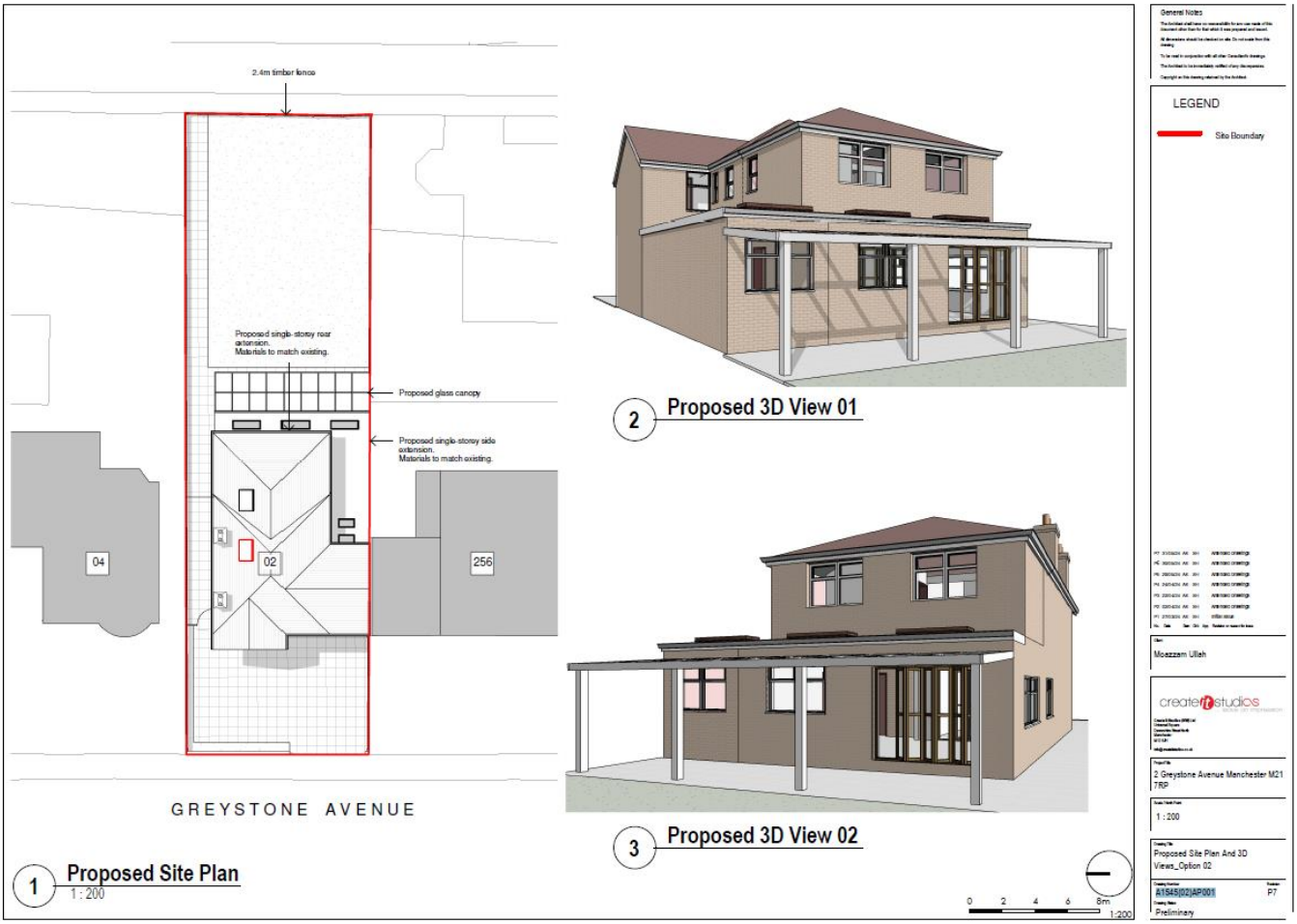


Figure 5. Submitted proposed site plan and 3D views.

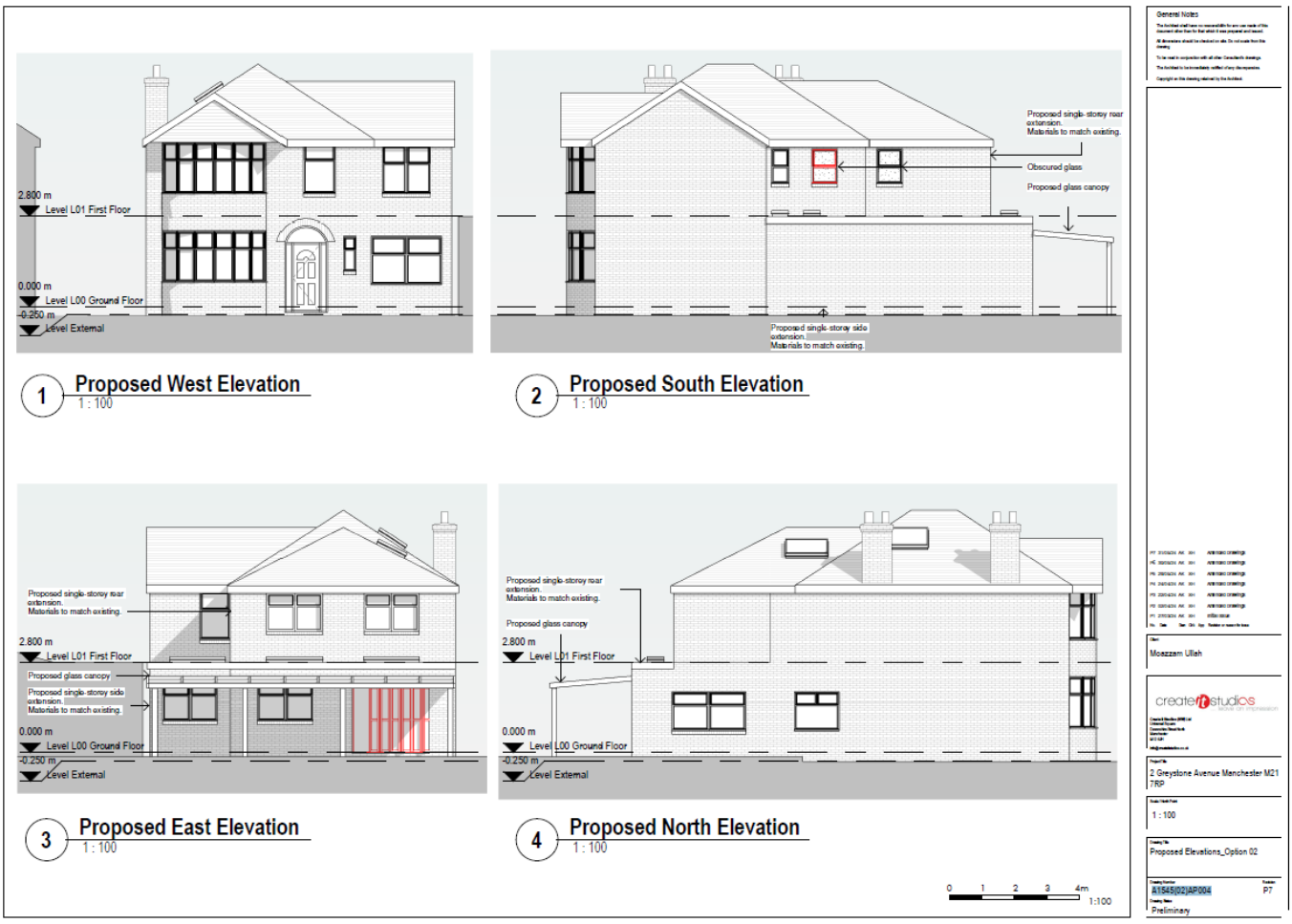


Figure 6. Submitted proposed elevations.

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 part-single / part-two storey side and rear extension together with a rear canopy and new 2.4m-high timber fencing to the rear boundary in order to provide additional living accommodation and increase the security of 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 extension would be sited at the back of the property, facing east. At ground floor level, it would have a length/depth of 8.258m, width of 2.508m, and flat roof height of 3.055m, sitting flush with the rear elevation of the existing extension. It would be sited along the boundary shared with No.256 Mauldeth Road West and would adjoin the aforementioned existing extension. At first-floor level, the extension would have a length/depth of 3.878m, width of 6.958m, hipped roof height of 7.239m (set 0.963m below the existing ridge)

and an eaves height of 5.195m (to match the existing). A gap of 2.604m would be maintained to the boundary shared with No.256 Mauldeth Road West and a gap of 1.794m would be maintained to the boundary shared with No.4 Greystone Avenue.

The canopy would also be sited at the back of the property, adjoining the proposed extension, facing east. It would have a length/depth of 2.506m, width of 9.499m, and pitched roof height of 2.493m. It would be sited along the boundary shared with No.256 Mauldeth Road West and a gap of 1.781m would be maintained to the boundary shared with No.4 Greystone Avenue.

The new fencing would be installed along the plot's rear boundary, to improve its security. It would measure to 11.407m in length and 2.4m in height.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being in-keeping with the scale and massing of the existing residential extensions in this area (most notably those present at No.4, No.5, and No.6 Greystone avenue), would avoid resulting in 'excessively large or bulky' additions to the property (given the dwellinghouse's large, detached character), and would not cause significant or 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, as a result of the spacious character of the plot.

Moreover, it should also be noted that the principle of erecting a single storey extension of this scale along the boundary shared with No.256 Mauldeth Road West has already been accepted under 131567/FH/2021.

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, as indicated on the submitted revised plans. At ground floor level, it would have a blank southern side elevation and would feature one window to its rear elevation. Five skylights (projecting 0.178m upwards) would be featured atop of its flat roof form. At first-floor level, the extension would feature a blank northern side elevation, two windows along its rear elevation, and one window to its southern side elevation (which has been conditioned to be obscurely glazed). Its north-facing roof slope would feature one skylight (projecting 0.178m).

The rear canopy would be a simple construction consisting of a metal frame with glazed panels to its pitched roof, as indicated on the submitted revised plans.

The new fencing would also be a simple construction consisting of timber panelling, as indicated on the submitted revised plans.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with other residential extensions in this area. Sited at the back of the property, the extension and rear canopy would be visible from specific viewpoints along Mauldeth Road West as well as the public right of way connecting Mauldeth Road West with Fallowfield cycling loop. However, the extension's use of matching materials should provide a blended appearance with the host dwellinghouse, thereby ensuring that it does not form a prominent visual feature within this locale. The new timber fencing would utilise materials that would be in-keeping with the existing and surrounding boundary treatments in this area. 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 – it is acknowledged that concerns were raised in relation to the proposal's potential to result in overshadowing, a loss of light, loss of privacy, and loss of outlook for neighbouring residents.

However, given that the side and rear extension would be subservient to the host dwellinghouse in terms of its dimensions, with its single storey elements measuring to a maximum of 3.055m in height, and its first-floor rear element appropriately sited away from the plot's shared boundaries with a reduced rearward projection and roof height than was originally proposed, it is considered that the proposal would cause less than substantial harm to the amenity of neighbouring occupiers.

Sited to the north of No.256 Mauldeth Road West, it is considered that the proposal should not cause issues associated with overshadowing or loss of light for these residents. Residents of No.4 Greystone Avenue may experience a degree of overshadowing to their rear-facing bay window at certain times of the day, however this is not considered to be so extensive so as to warrant the refusal of this application as this would largely relate to the southeast-facing glazing panels, rather than the windows in their entirety. In terms of the proposal leading to a loss of outlook/introducing an overbearing feature into the area, the submitted revised plans indicate that the proposal would have a minimal impact in this regard, with the rear-facing windows of neighbouring properties being largely unaffected as a result of the reduced scale of the extension and adequate gaps maintained to the plot's boundaries. The extension's side-facing windows have also been conditioned to be obscurely glazed, thereby mitigating concerns relating to overlooking and a loss of privacy.

The rear canopy is also not considered to give rise to issues associated with overshadowing, loss of light, loss of privacy, or loss of outlook, nor should it introduce an overbearing presence into the area, given its single storey nature, maximum height of 2.493m, and adequate gaps maintained to the plot's shared boundaries.

Similarly, the new fencing is also not considered to give rise to issues associated with overshadowing, loss of light, loss of privacy, or loss of outlook, nor should it introduce an overbearing presence into the area, given its minor nature and siting along the plot's rear boundary, away from nearby dwellinghouses.

The proposal is therefore acceptable in regard to its less than substantial impact upon residential amenity which accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – the storage of bins would be unaffected by this proposal.

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

Other matters – the proposal also includes the following elevational alterations:

- The ground floor door and window present along the rear elevation of the existing single-storey rear extension is to be replaced with a set of bi-folding doors.
- A new skylight (projecting 0.178m) is to be installed along the north-facing roof slope of the host dwellinghouse.
- A new first floor window is to be installed in the southern side elevation of the host dwellinghouse. This has been conditioned to be obscurely glazed.

These alterations are considered acceptable, given their minimal impact upon the visual and residential amenity of the area and subject to their adherence to the aforementioned obscure glazing condition, which will safeguard the privacy of neighbouring occupiers.

It is acknowledged that concerns were raised in relation to potential noise and dust disturbance caused as a result of construction activities associated with the proposal. However, it is considered that any impacts associated with construction would be short lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act.

It is acknowledged that concerns were raised in relation to the proposal's potential to have an adverse impact upon the quality of life of a disabled resident. However, as outlined in the preceding sections of this report, the proposal is considered to cause less than substantial harm to the residential amenity of neighbouring occupiers, in terms of overshadowing, loss of light, loss of outlook, and loss of privacy, therefore the proposal cannot be refused on this basis.

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, 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:

- 'Proposed Site Plan And 3D Views_Option 02', numbered 'A1545(02)AP001 REV P7', stamped as received by the City Council as Local Planning Authority on the 3rd June 2024.
- 'Proposed Ground Floor Plan_Option 02', numbered 'A1545(02)AP002 REV P7', stamped as received by the City Council as Local Planning Authority on the 3rd June 2024.

- ‘Proposed First Floor Plan_Option 02’, numbered ‘A1545(02)AP003 REV P7’, stamped as received by the City Council as Local Planning Authority on the 3rd June 2024.
- ‘Proposed Elevations_Option 02’, numbered ‘A1545(02)AP004 REV P7’, stamped as received by the City Council as Local Planning Authority on the 3rd June 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 developments hereby permitted shall match those specified on the approved plans, including brickwork and roof tiles to match the existing dwellinghouse on the side and 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 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.

5) Before first occupation the proposed windows in the southern side elevation facing No.256 Mauldeth Road West 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

254 Mauldeth Road West, Manchester, M21 7TH
256 Mauldeth Road West, Manchester, M21 7TH
4 Greystone Avenue, Manchester, M21 7RP
1 Greystone Avenue, Manchester, M21 7RP

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA