Planning

Growth & Development

Delegated officer report for planning application

Application no.	140296/FH/2024
Date registered valid:	14 June 2024
Proposal:	Erection of two storey side and single storey rear extension
Address:	21 Britnall Avenue, Manchester, M12 4PG
Ward(s):	Ardwick Ward
Applicant:	Mr Muhammad Azad
Agent (if any):	Mr Muhammad Dabeer Rana, MD Design Consultancy
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	9 Aug 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 July 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 25 June 2024 Expired: 16 July 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/area

21 Britnall Avenue is a two storey end terraced property in Ardwick. The property is constructed in buff brickwork and is designed with a gable roof finished in grey roof tiles. The application property affords a corner plot, with amenity space to the front, side and rear. To the front is a single driveway. Boundary treatment comprises low brick walling with railings atop along the front and high timber fencing around the private garden.

The application property is situated in a former council built residential estate, comprising properties of uniform scale, character and arrangement. Directly opposite the site is a large, grassed verge and industrial warehouse beyond.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The proposal seeks permission for a two storey side extension and single storey rear extension.

The proposed two storey side extension would projection 3m from the original side elevation and run the full length of the original dwelling (7.35m). This element would be set back 500mm from the principal elevation and accommodate a gable roof form with matching eaves height, set down 280mm from the original ridge level. Windows are proposed to the front (ground and first floors), first floor side (obscure glazed) and first floor rear elevations.

The proposed single storey rear extension would project 2.47m from the original rear elevation and measure 10.14m in total width. This element would accommodate a rubber epdm flat roof, 2.65m in total height, with three rooflights. Bifold doors, access door and single window are proposed in the rear elevation only.

Matching materials are proposed.

Consultations & Notification Responses

Local responses
One letter of representation was received from local residents which supported the application.

Consultee responses
None

Relevant Planning History

None

History of negotiations

The planning officer raised residential amenity concerns with regards to the proposed first floor rear element, in relation to impact upon the adjacent neigbouring property directly to the rear (no.6 Rona Close). To address these concerns it was requested this element was omitted. The agent submitted revised plans by 7/8/24 and the application was assessed accordingly.

Local Planning Policies

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

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The proposed development is a two storey side extension and single storey rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order 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.

Impact on visual amenity and the streetscene:

The proposal seeks permission for a two storey side extension and single storey rear extension.

The height of the proposed extensions appropriately relate to the height parameters of the existing building, with the two storey element sufficiently set-down from the original ridge, achieving a subservient addition. The two storey extension would be designed with a gable roof form considered sympathetic to the host property. The single storey rear extension would be designed with a flat roof and is considered a modest addition. It is considered that the proposed extensions respond well to the dimensions, design and siting of the neighbouring properties.

The proposed two storey side extension would be set back 500mm from the principal elevation. Whilst this is acknowledged as being below the 2m recommendation, it is considered to be acceptable on balance in this specific instance, given the limited risk of terracing due to there being no immediate properties due north. The nearest neighbouring property is circa 13.8m from the development, separated by a highway.

It is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy polices DM1, EN1 and SP1 and saved UPD policy DC1.

Overall, the proposed extensions are considered to be subservient to the existing property therefore, this proposal does not create any significant impacts in terms of visual amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Impact on residential amenity:

The revised scheme, showing omission of the first floor rear element, is now considered to address initial concerns relating to overdominance and overlooking concerns upon 6 Rona Close raised in the original proposal.

The proposed two storey side extension would sit flush with the original rear elevation, as such this element would be entirely screened by the original property and would pose no impact upon the adjoining property, no.19 Britnall Avenue due south. No.23 Britnall Avenue is the neighbouring property due north, separated by Rona Close. The proposed side extension would feature an obscure glazed wibndow in this north facing side elevation, be inset 1.1m from the side boundary and retain 13.8m between the neareast with no.23, as such no impacts are considered.

The proposed flat roofed single storey rear extension would project 2.47m from the original rear elevation. Given the modest scale proposed, this element is not considered to give rise to any undue residential amenity impacts upon neighbouring properties.

As such, the revised proposal is not considered to give rise to undue impacts upon the residential amenity of neighbouring occupants. The proposal is therefore considered complaint with policies DM1 of the Core Strategy saved UDP policy DC1.

Highways:

The proposed development would not interfere with the existing parking provision on street and a single driveway, as such is considered acceptable in this regard.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance negotiations took place with regards to the proposed first floor rear element. Amended plans were submitted showing omission of this element, the application has been determined with the attachment of appropriate conditions. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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 documents labelled:

- 'Proposed floor plans', numbered 'A200 D', stamped as received by the City Council as Local Planning Authority on the 07/08/2024.
- 'Proposed elevations', numbered 'A201 D', stamped as received by the City Council as Local Planning Authority on the 07/08/2024.
- 'Proposed 3D plans', numbered 'A202 D', stamped as received by the City Council as Local Planning Authority on the 07/08/2024.
- 'Proposed 3D views', numbered 'A203 D', stamped as received by the City Council as Local Planning Authority on the 07/08/2024.
- 'Proposed site plan', numbered 'A204 D', stamped as received by the City Council as Local Planning Authority on the 07/08/2024.

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) Notwithstanding the rubber epdm flat roof to the single storey rear extension, 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.

Appendix 1 – List of consultees & neighbours notified

27 Britnall Avenue, Manchester, M12 4PQ
4 Rona Close, Manchester, M12 4RE
27 Berigan Close, Manchester, M12 4QT
6 Rona Close, Manchester, M12 4RE
2 Rona Close, Manchester, M12 4RE
21 Berigan Close, Manchester, M12 4QT
19 Berigan Close, Manchester, M12 4QT
17 Berigan Close, Manchester, M12 4QT
25 Britnall Avenue, Manchester, M12 4PQ
23 Britnall Avenue, Manchester, M12 4PQ
19 Britnall Avenue, Manchester, M12 4PG
17 Britnall Avenue, Manchester, M12 4PG
15 Britnall Avenue, Manchester, M12 4PG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA