MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138803/FH/2023
Date registered valid:	12 December 2023
Proposal:	Erection of single storey front and part single part/two storey side and rear extension to form additional living accommodation
Address:	24 Ormskirk Avenue, Manchester, M20 1HF
Ward(s):	Old Moat Ward
Applicant:	Mr & Mrs Ismail
Agent (if any):	Mr Jonathan Renshaw, ebrdesigns.com ltd
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **5th February 2024**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 23.01.2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 21 December 2023 Expired: 14 January 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

The site relates to a two storey semi detached property in the Old Moat area of Manchester. The property features large garden to the front and rear of the property. The property is surrounded by similar type properties some which have undergone enlargements in the past.





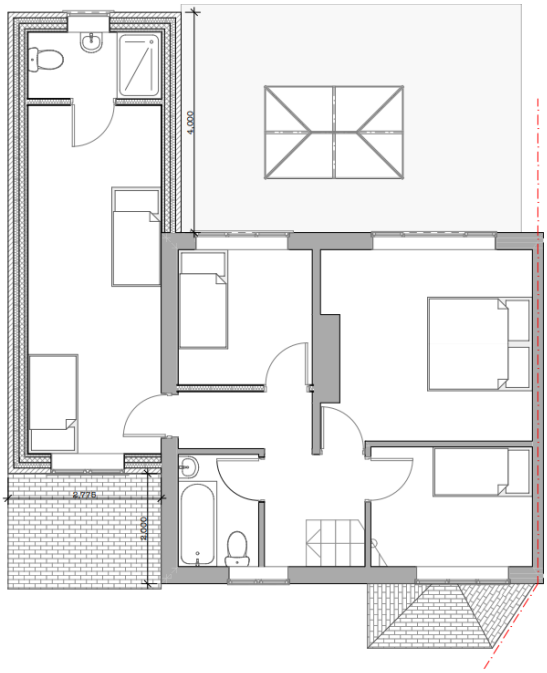
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in character bounded by similar types of properties and within close proximity to Hough End playing fields and Manchester Southern Cemetery.

Description of development

The applicant is seeking planning permission for the erection of single storey front and part single part/two storey side and rear extension to form additional living accommodation





Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments or representations have been received in respect of this application.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion

of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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 significant weight in the planning balance.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

Previous applications relating to this site as follows:

Planning reference number: 137294/FH/2023 – for the erection of single storey front and rear extension and part single part two storey side extension to form additional living accommodation. This application was approved on 7th September 2023.

Residential Amenity

The applicant is seeking planning permission for the erection of single storey front and part single part/two storey side and rear extension to form additional living accommodation.

This is a resubmission of a previously approved application outlined above. The difference in the scheme relates to the first floor side element which projects beyond the rear wall of the property. This has been extended.

Ground floor

The extension would be in line with the front wall of the house extending rearwards along the side of the property up to the shared boundary with no. 26 Ormskirk Avenue and wrapping around extending across the rear and up to the shared boundary with the adjoining semi-detached property no. 22 Ormskirk Avenue. Projection beyond the rear wall would measure 4.0m. The roof at the rear would be flat with the inclusion of a large roof light and a mono pitch sloping roof on the front element. A garage door is proposed on the front with a door and bi folding doors proposed on the rear elevation leading into the garden. No windows are proposed along the side.

Whilst the proposed rearward projection would exceed the guidance set out with the City Councils Saved Policy DC1.3 (a), the overall ground floor rearward projection meets the criteria for prior approval of larger homes extensions if built independently.

First floor

The extension would be set back from the principle elevation of the property measuring 2.0m extending along the side with a projection beyond the rear wall measuring 4.0m. An adequate gap would be retained to the shared boundary with the adjoining semi detached property no. 22 Ormskirk Avenue. The roof would be hipped in design reflecting the current roof form and would be set down from the original ridge height of the roof. Windows are proposed on the front and rear elevation, no windows are proposed along the side.

Taking into account that no. 26 has an existing ground floor addition along the side and rear, it is considered that the introduction of a two-storey extension in this location would not provide significant harm. In terms of the front of the property and the gap provided by the setback at first floor, given the relationship to the adjacent property no. 26 Ormskirk Avenue, it is considered that there would be no terracing and therefore the proposal is considered would provide minimal interruption to the street scene and is considered to be an acceptable addition.

Front porch

A porch measuring 1.0m in projection and 2.1m in width is proposed to the front of the property. The porch would be constructed in brick with a hipped roof.

It is not considered that the introduction of an extension to the side and rear and front porch would provide visual harm to the adjacent or surrounding properties in the area. The footprint is not considered to create a bulky or disproportionate scale addition to the property and given that the building line is retained within the street is considered to be an acceptable addition. Furthermore, no comments or objections have been received from local residents notified of this application.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching bricks and tiles as specified in the application form The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Bins

The storage of refuse bins are not affected by this proposal as access would still be available through the garage to the rear of the property and therefore would accord with policy EN19 of the Core Strategy.

Car Parking

Off street car parking would be retained to the front of the property on the driveway and therefore would be unaffected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working - The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 drawing:-

Received 12th December 2023 numbered A0.3 Proposed Floor Plans

Received 12th December 2023 numbered A0.04 Proposed First Floor Plan

Received 12th December 2023 numbered A0.05 Proposed Elevations

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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

St Bernadettes Presbytery, Princess Road, Manchester, M20 1HH
22 Ormskirk Avenue, Manchester, M20 1HF
3 Ormskirk Avenue, Manchester, M20 1HF
26 Ormskirk Avenue, Manchester, M20 1HF
1 Ormskirk Avenue, Manchester, M20 1HF

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) -
Area Team Boundary - Name: SOUTH AREA