

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138758/FH/2023

Date registered valid: 5 December 2023

Proposal: Installation of rear dormer, second floor side extension and elevational alterations to provide additional living accommodation.

Address: 159 Georgia Avenue, Manchester, M20 1LY

Ward(s): Didsbury West Ward

Applicant: Mr Orsi

Agent (if any): Material Studio Architects

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 January 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 December 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 December 2023 Expired: 7 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

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, cream render and brown timber weatherboarding with a grey slate dual pitch roof. The property features white uPVC windows, a tarmac front driveway, two-storey side outrigger, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear view.



Figure 3. Rear garden.

Description of area

Georgia Avenue is a residential street situated within the Didsbury West ward of Manchester, close to Princess Road (A5103), Southern Cemetery, and Cavendish Road Park. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the installation of a rear dormer, second floor side extension and elevational alterations to provide additional living accommodation.

Planning history

138234/FH/2023 - Installation of rear roof dormer – **WITHDRAWN** (05.12.2023).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

West Didsbury Residents' Association – no comments or objections made.

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 EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

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.

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 installing a rear dormer and second floor side extension together with elevational alterations in order 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. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, and parking.

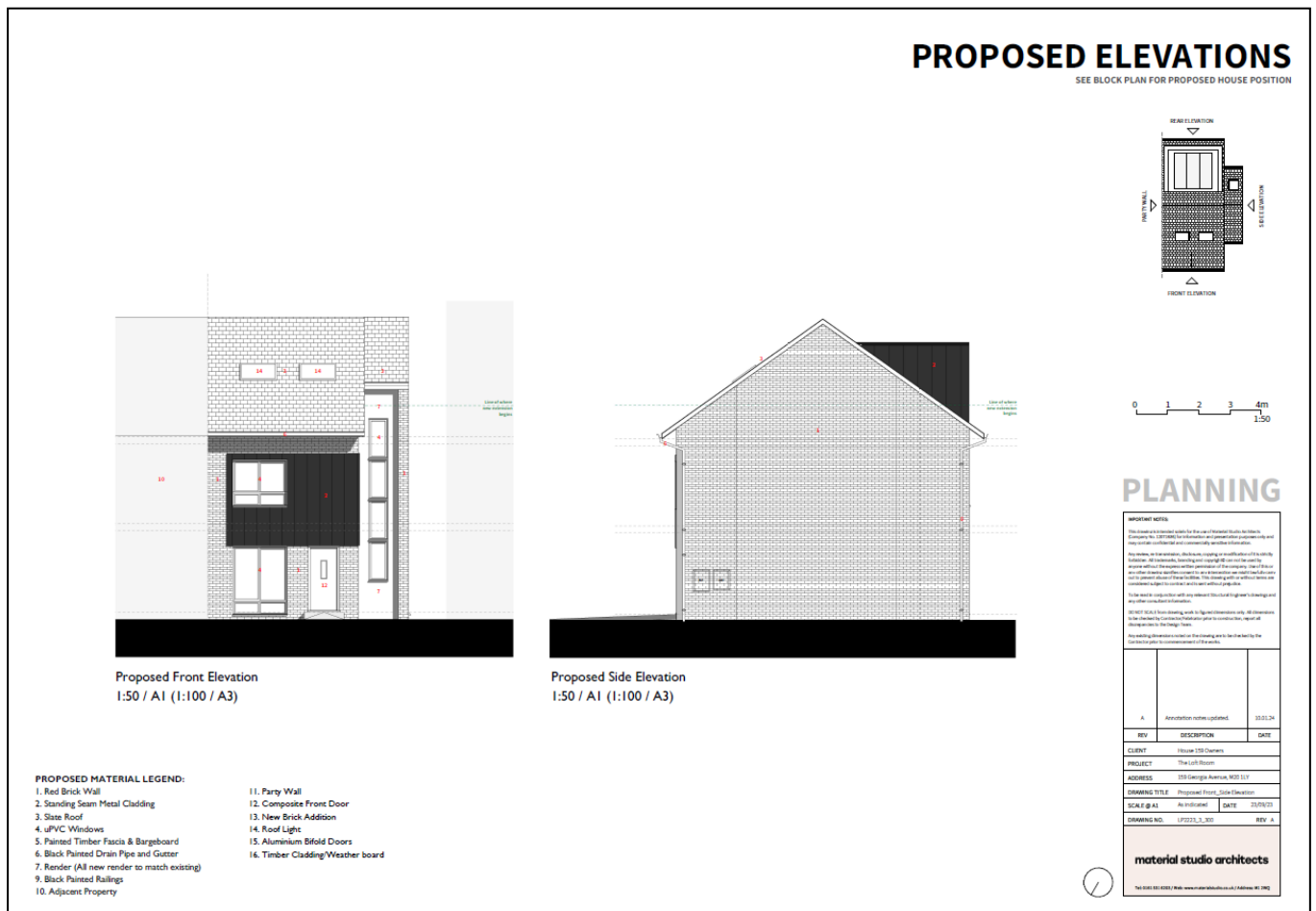


Figure 4. Submitted proposed elevations.

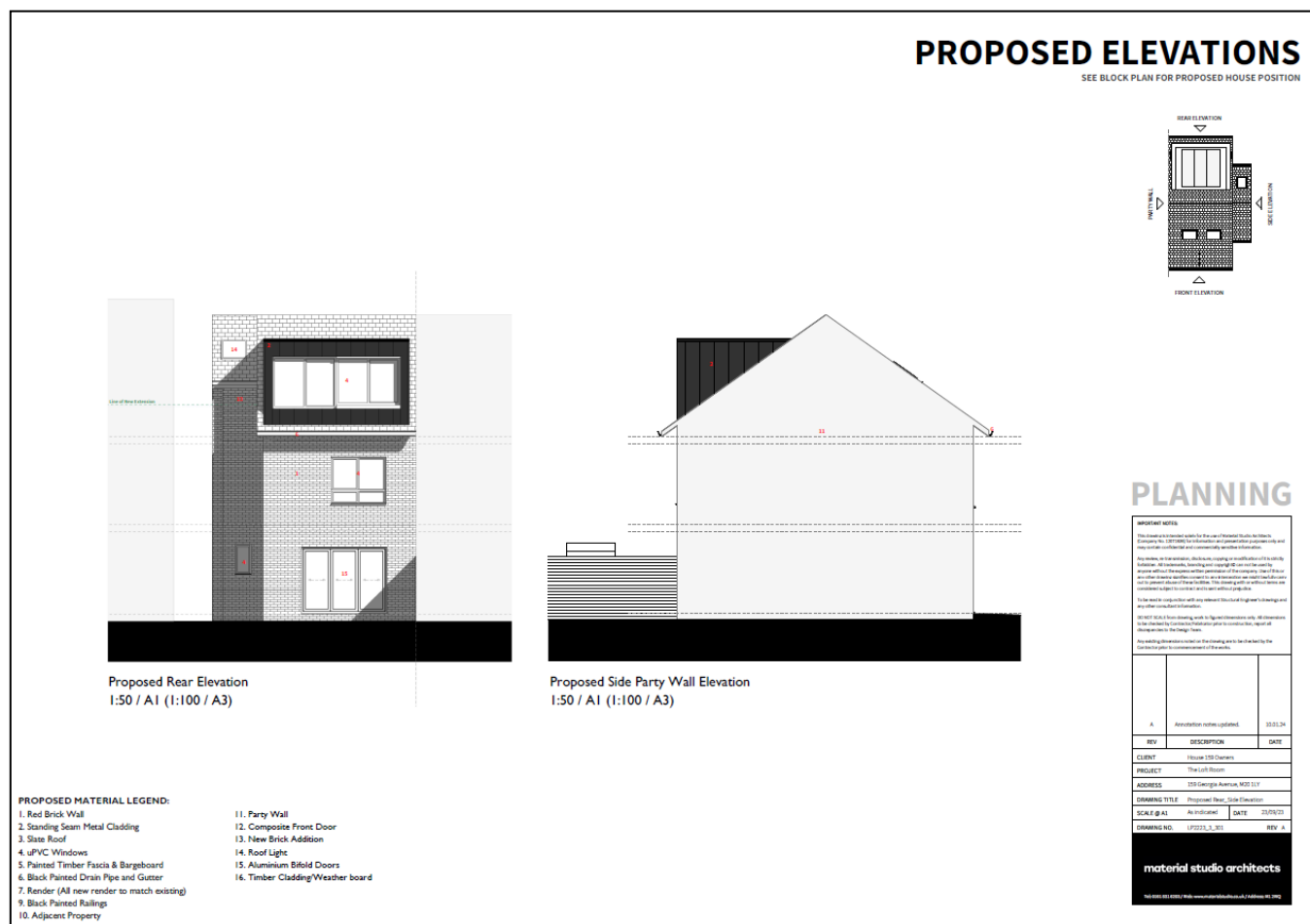


Figure 5. Submitted proposed elevations.

Siting, scale, and massing – the rear dormer extension would be sited within the rear roof slopes of the host dwellinghouse, facing southwest. It would have a length / depth of 3.625m, width of 4.618m, and height of 2.576m (set 1.312m below the existing ridge and 0.581m away from the eaves) with a resulting volume of 21.56 cubic metres. A gap of 0.202m would be maintained to the boundary shared with No.157 Georgia Avenue and a gap of 0.19m would be maintained to the property's roof edge / gable end.

The second-floor side extension would be sited atop of the existing two-storey outrigger along the northwest edge of the property, infilling the gap to the main dwellinghouse's roof. It would project 1.615m sideways, with a length / depth of 5.78m, dual pitch roof height of 9.61m, and an eaves height of 7.296m (to match the existing). As such, its gable end roof form would extend from north-westwards from the host dwellinghouse.

The developments are understood as being subservient to the host dwellinghouse in terms of their dimensions and would not result in 'excessively large or bulky' additions to the property, with the second-floor side extension being particularly minimal in terms of its scale, providing a blended appearance with the host dwellinghouse.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the rear dormer extension would be clad in standing seam metal cladding, with a single ply membrane flat roof, and uPVC windows. Its side elevations would be blank and featureless, whilst its rear elevation would feature two windows and its flat roof would feature photovoltaic panels.

The second-floor side extension would feature render to match the existing on its principal elevation, with brickwork to match the existing on its side and rear elevations as well as roof

tiles to match the existing. Its front, side and rear elevations would be blank and featureless, whilst its rear-facing roof slope would feature one flat skylight.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, elements of the proposal would be visible within the street scene, however its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the developments do not form prominent visual features. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

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

Residential amenity – the rear dormer's siting within the host dwellinghouse's roof space, with a considerable setback from the eaves, should ensure that the development does 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 blank side elevations should ensure that the privacy of neighbouring occupiers is not infringed upon.

Similarly, given the minimal nature of the second-floor side extension as well as its siting northwest of the host dwellinghouse, with subservient dimensions, it is considered that the extension 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 blank side elevations should ensure that the privacy of neighbouring occupiers is not infringed upon.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

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

Other matters – the proposal also includes a number of elevational alterations to the host dwellinghouse. These are listed below:

- Installation of an additional window at first floor / second-floor level on the front elevation of the property's existing side outrigger. This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.
- Installation of two flat skylights to the property's front-facing roof. This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.
- Replacement of the existing ground floor doors to the rear of the property with a set of aluminium bi-folding doors. This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.
- Replacement of the property's existing timber weatherboarding present on its front elevation with a more robust and durable standing seam metal cladding. This alteration is considered acceptable given the modern design elements already present within the surrounding area and subject to the successful discharge of the attached condition which seeks to safeguard the visual amenity of the area by requiring samples and/or specifications of the proposed cladding to be submitted for approval in writing by the City Council.

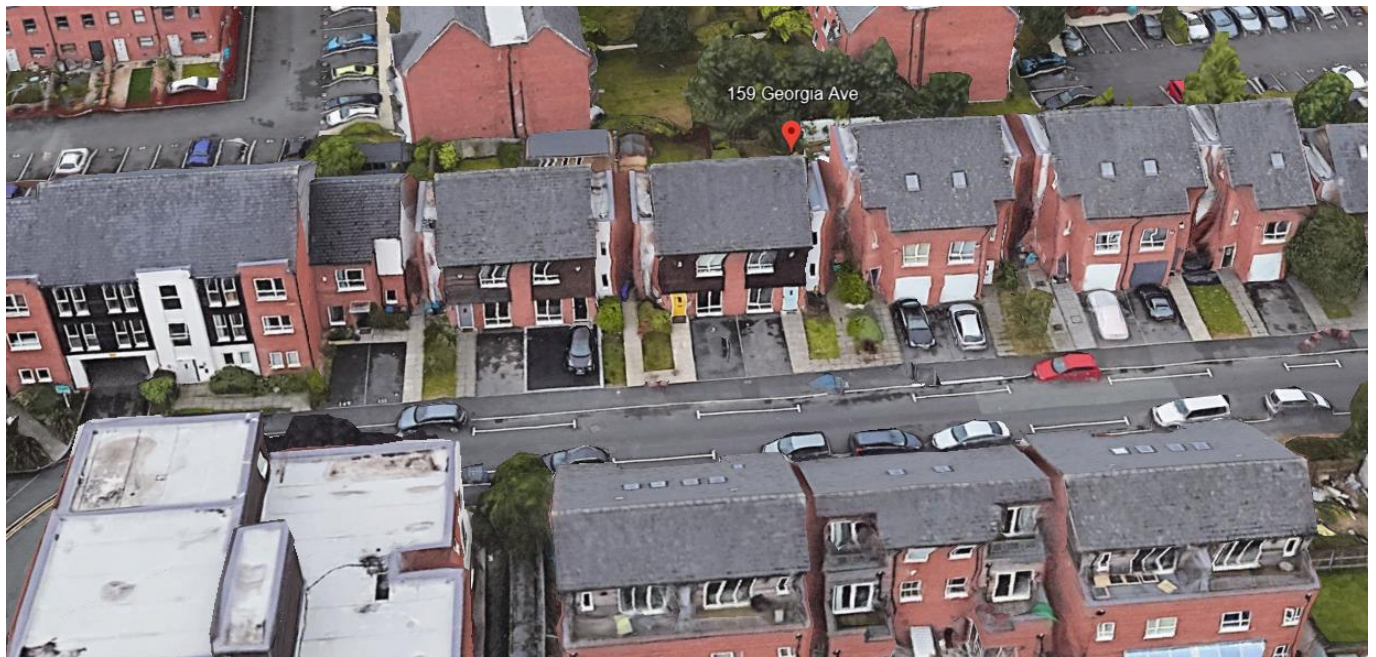


Figure 6. Extract from Google Earth, illustrating the appearance of the street scene.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1 and SP1 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 policies 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 Ground_First Floor Plan’, numbered ‘LP2223_3_200’, stamped as received by the City Council as Local Planning Authority on the 5th December 2023.

-‘Proposed Truss & Roof Plan’, numbered ‘LP2223_3_201’, stamped as received by the City Council as Local Planning Authority on the 5th December 2023.

-‘Proposed Rear_Side Elevation’, numbered ‘LP2223_3_301 REV A’, stamped as received by the City Council as Local Planning Authority on the 10th January 2024.

-‘Proposed Front_Side Elevation’, numbered ‘LP2223_3_300 REV A’, stamped as received by the City Council as Local Planning Authority on the 23rd January 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 render and brickwork to match the existing on the second-floor side extension.

Reason - To ensure the appearance of the building 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) No above-ground works shall commence unless and until samples and/or specifications of the standing seam metal cladding on the property’s front elevation, as shown on revised drawing ‘LP2223_3_300 REV A’, have been submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

161 Georgia Avenue, Manchester, M20 1LY
128 Georgia Avenue, Manchester, M20 1LX
Flat 11, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 10, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 9, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 8, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 7, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 6, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 5, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 4, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 3, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 2, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 1, 35 Highmarsh Crescent, Manchester, M20 2AZ
35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 18, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 19, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 17, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 16, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 15, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 8, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 7, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 6, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 5, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 4, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 3, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 2, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 1, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 19, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 18, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 17, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 16, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 15, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 14, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 12, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 11, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 10, 33 Highmarsh Crescent, Manchester, M20 2AN
Flat 9, 33 Highmarsh Crescent, Manchester, M20 2AN
33 Highmarsh Crescent, Manchester, M20 2AN
Flat 14, 35 Highmarsh Crescent, Manchester, M20 2AZ
Flat 12, 35 Highmarsh Crescent, Manchester, M20 2AZ
157 Georgia Avenue, Manchester, M20 1LY
130 Georgia Avenue, Manchester, M20 1LX
126 Georgia Avenue, Manchester, M20 1LX

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