

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139378/FH/2024
Date registered valid: 26 February 2024
Proposal: Erection of part single, part two storey side and two storey rear extension following demolition of outbuilding
Address: 444 Victoria Avenue, Blackley, Manchester, M9 0PL
Ward(s): Higher Blackley Ward

Applicant: Mr Fahad Ali
Agent (if any): Mr Sohail Musa SMS architecture
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21 April 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 March 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 March 2024 Expired: 28 March 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

This application relates to a corner plot detached property situated within a residential area of Higher Blackley. The property incorporates a new parking area to the front, with an existing outbuilding to the side, with a relatively large rear garden which given the elevated topography of the site sits between 1-2 metres below the original dwelling. Boundary treatment consists of mature hedging along the eastern side fronting Caldecott Road and timber fencing to the remainder of the rear garden curtilage. Along the rear boundary is a single detached garage and driveway, with access taken off Caldecott Road.

It was noted on site that the former boundary treatment (low walling and established hedge) to the site frontage had been removed and an unauthorised off street parking area created, surfaced in gravel.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is predominately residential in character, comprising properties of a similar scale and form.

Description of development

The application seeks consent for the erection of a part single, part two storey side and two storey rear following the demolition of the existing side outbuilding to form additional living accommodation.

The proposed side extension would project a maximum of 3.5m from the original side elevation and run a length of 10.05m, incorporating the 3m rear extension, to read as a two storey wraparound. The proposed side extension would be setback 1.5m from the principal elevation at first floor level and set down 200mm from the ridge. The rear element would cover the full width of the original dwelling set flush with the original western side elevation. The wrap around extensions would accommodate hipped roofs with matching eaves height to the original dwelling. Give the topography of the site, a platform and stepped access is proposed down to the rear garden.

Fenestration is proposed in the front, eastern side and rear elevations only at ground and first floor levels.

Materials will be conditioned to match the original property.

This application is a resubmission of 132584/FH/2021, albeit with two storey element now proposed to the rear.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

At the application site –

132584/FH/2021 – Erection of a two storey side and single storey rear extension to form additional living accommodation following demolition of existing outbuilding. Approved 05.04.2022. Significant revisions made to the projection of the proposed side extension, to 3.5m, due to initial visual amenity concerns.

History of negotiations

The planning officer requested the following amendments to address outstanding concerns relating to visual amenity, centralise the proposed windows in the front elevation and reduce the width of the two storey side extension to 3.5m, in line with the previous approval on site for consistency. The agent submitted revised plans by 21/4/24.

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.

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

SP1 – Spatial Principles

DM1 – Development Management

EN1 – Design Principles and Strategic Character Areas

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

DC 1.1 - 1.6 – 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 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 4 – Decision-making
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The proposed development is a part single storey, part two storey side extension and two 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 part single storey, part two storey side extension and two storey rear extension. These elements when considered cumulatively would read as a two storey wrap around extension to the application property's northeastern corner.

The application site comprises a prominent corner plot location at the junction of Victoria Avenue and Caldecott Road, exacerbated by the fall in land levels northwards. Therefore, the application property is highly visible from both the front, eastern side and rear. As such, the design of the extensions need to be considered from these perspectives.

The extension would project 3.5m to the side and 3m to the rear at two storeys, retaining separation to the side boundaries. The height of the proposed extensions appropriately relate to the height parameters of the existing building, with the side element set-down from the ridge, achieving a subservient addition. Whilst the rear element has not been set down and would accommodate a matching roof form in terms of height, design and pitch to the original dwelling, this is considered acceptable on balance, given that the side reads as subordinate, and it negates a cluttered arrangement of ridges which would otherwise be visible from Caldecott Road. The extensions would be designed with hipped roof forms considered sympathetic to the host property. It is considered that the proposed extensions respond well to the dimensions, design and siting of the neighbouring properties.

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

Overall, the proposed extensions are considered to be subservient to the existing property and creates a sympathetic approach to the street character 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:

It is deemed that the part single storey, part two storey side extension and two storey rear extension is acceptable in terms of mitigating residential amenity impacts upon surrounding properties, in the form of overshadowing, overdominance and overlooking, due to its positioning within the street scene (being a corner plot), orientation, design, the elevated topography of the original dwelling and the large application curtilage, which enables sufficient distance to be retained between the proposed development and nearest neighbouring elevations. These elements are all significant factors which prevent any significant undue harm on the surrounding properties especially 446 Victoria Avenue (west) and 80 Melverley Road (north).

The revised proposal has omitted the ground floor window in the western side elevation, notwithstanding this, a condition shall be applied to any approval regarding no insertion of any additional windows in the extensions, to negate overlooking concerns arising in the future.

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

Highways:

The proposed extensions would not interfere with existing parking arrangements on site.

It is noted that retrospective works to create a new parking area to the front of the site has been completed without planning permission, which is required due to access being taken of an adopted A-road. This development was not assessed as part of this application, however, raises highway safety concerns.

Other matters:

There is sufficient land to the rear of the property to store the bins without causing any additional residential amenity.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance negotiations took place with regards to the proposed fenestration and side projection. Amended plans were submitted showing revised fenestration and reduction in width of the side extension, the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

1. 3 Year Time Limit

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. Specified drawings

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed Building Elevation', numbered '04 REV C', stamped as received by the City Council as Local Planning Authority on the 21/4/2024.
- 'Proposed Building Plan', numbered '03 REV C', stamped as received by the City Council as Local Planning Authority on the 21/4/2024.
- 'Site Location Plan', numbered '00 REV C', stamped as received by the City Council as Local Planning Authority on the 21/4/2024.

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. Matching materials

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. PD - No insertion of windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

2 Caldecott Road, Manchester, M9 0PT
76 Meverley Road, Manchester, M9 0PG
446 Victoria Avenue, Blackley, Manchester, M9 0PL
442 Victoria Avenue, Blackley, Manchester, M9 0QH
80 Meverley Road, Manchester, M9 0PG
78 Meverley Road, Manchester, M9 0PG

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA