

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138968/FH/2024
Date registered valid: 8 January 2024
Proposal: Erection of part two storey, part 1st floor side extension and associated elevational alterations.
Address: 1 Calverley Avenue, Manchester, M19 2JR
Ward(s): Burnage Ward

Applicant: Mr Yasir Nouman
Agent (if any): Mr Mohammed Yaseen
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4th March 2024



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27th February 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 January 2024 Expired: 2 February 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 located in the Burnage ward area of Manchester. The site features single storey side and rear extensions independent of each other and a front porch. The property is located close to the corner of Calverley Avenue and Burnage Hall Road. The house has a front gable projecting roof with bay windows at the ground and first floor levels within the principal elevation. Decorative stone paving is to the front providing off road car parking.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of part two storey, part 1st floor side extension and associated elevational alterations.

Consultations & Notification Responses

Local residents ; No comments have been received as a result of this proposal.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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.

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is 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

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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 the site as follows:

Planning reference: 130028/FH/2021- for the erection of single storey side extension to form additional living accommodation. This application was approved on 10.11.2021.

Residential Amenity

The applicant is seeking planning permission for the erection of part two storey, part 1st floor side extension and associated elevational alterations.

The ground floor element of the proposal would be sited at the rear of the existing garage in line with the side and rear wall of the property. The extension would be set back marginally from the principal elevation at the first floor extending rearwards and in line with the original rear wall of the property and will not extend beyond. The ridge height would be set down from the original ridge height of the property and would be hipped to match the existing. Windows are proposed on the front and rear with the change of an existing window on the ground floor front to a small window and door. It is not anticipated that the proposed additional windows would provide any further view into the street or to the rear than already exists from the front and rear windows.

A small set back has been given by the proposed extension; however, it is considered that given the relationship between the application site and the property adjacent no. 27 Burnage Hall Road, terracing would not be an issue. In addition, the extension is thought to be compliant to the main house and not form an incongruous feature within the street scene or detract from the character of the area.

It is considered that the introduction of an extension in this location is acceptable especially given the gap to the neighbouring property no.27 Burnage Hall Road. The proposal is considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is not believed to impact upon the visual amenity of the area.

The extension would be visible from the public highway and therefore would feature within the street scene. However, although some of the surrounding properties have been altered and extended, the character of the area has been retained. It is felt that the proposal can be acceptably accommodated at the application property and is therefore considered that the appearance is acceptable and its impact upon visual amenity is considered negligible.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

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. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore 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 and in terms of the proposed materials it is intended to use matching materials as specified on the proposed application forms and render to the front as annotated on the drawings received 4th March 2024. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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.

Refuse Storage

Existing arrangements are not altered by this proposal.

Parking

The existing car parking arrangements are unaffected by this proposal, a driveway is still retained at the front of the property.

Conclusion

The proposal has been sited and designed to ensure that it is 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 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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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 drawings and documents:

Received on 4th March 2024 numbered YN211223 Revision B Existing and Proposed Floor Plans and Elevations

Reason - To ensure that 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 extension hereby permitted shall match those of the existing building 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) The proposed development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling identified as 1 Calverley Avenue, Manchester, M19 2JR.

Reason - To ensure the proposed use remains ancillary to the principle use on the site, and in the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

28 Burnage Lane, Manchester, M19 2HY
26 Burnage Lane, Manchester, M19 2HY
24 Burnage Lane, Manchester, M19 2HY
27 Burnage Hall Road, Manchester, M19 2LD
25 Burnage Hall Road, Manchester, M19 2LD
3 Calverley Avenue, Manchester, M19 2JR
29 Burnage Hall Road, Manchester, M19 2LD

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
Area Team Boundary - Name: SOUTH AREA