MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138710/FH/2023
Date registered valid:	1 December 2023
Proposal:	Erection of single storey side and rear extension together with elevational alterations to provide additional living accommodation
Address:	15 Caldervale Avenue, Manchester, M21 7QB
Ward(s):	Chorlton Park Ward
Applicant:	Ms Golzar Hamasalh
Agent (if any):	Mr Mark Walsh
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **22 January 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 December 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 6 December 2023 Expired: 27 December 2023

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 end-terraced C3 dwellinghouse of red / brown brick with a grey concrete tile hipped roof. The property features white uPVC windows, a front porch canopy, a modest front garden bordered by a mid-level redbrick wall (capped with blue engineering bricks), and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.



Figure 4. Side of property.

Description of area

Caldervale Avenue is a residential street situated within the Chorlton Park ward of Manchester, close to Chorlton Water Park, the River Mersey, and Princess Road (A5103). 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 erection of a single storey side and rear extension together with elevational alterations to provide additional living accommodation.

Planning history

No previous planning history.

Consultations & Notification Responses

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

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 erecting a single storey side and rear 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 5. Submitted proposed elevations.

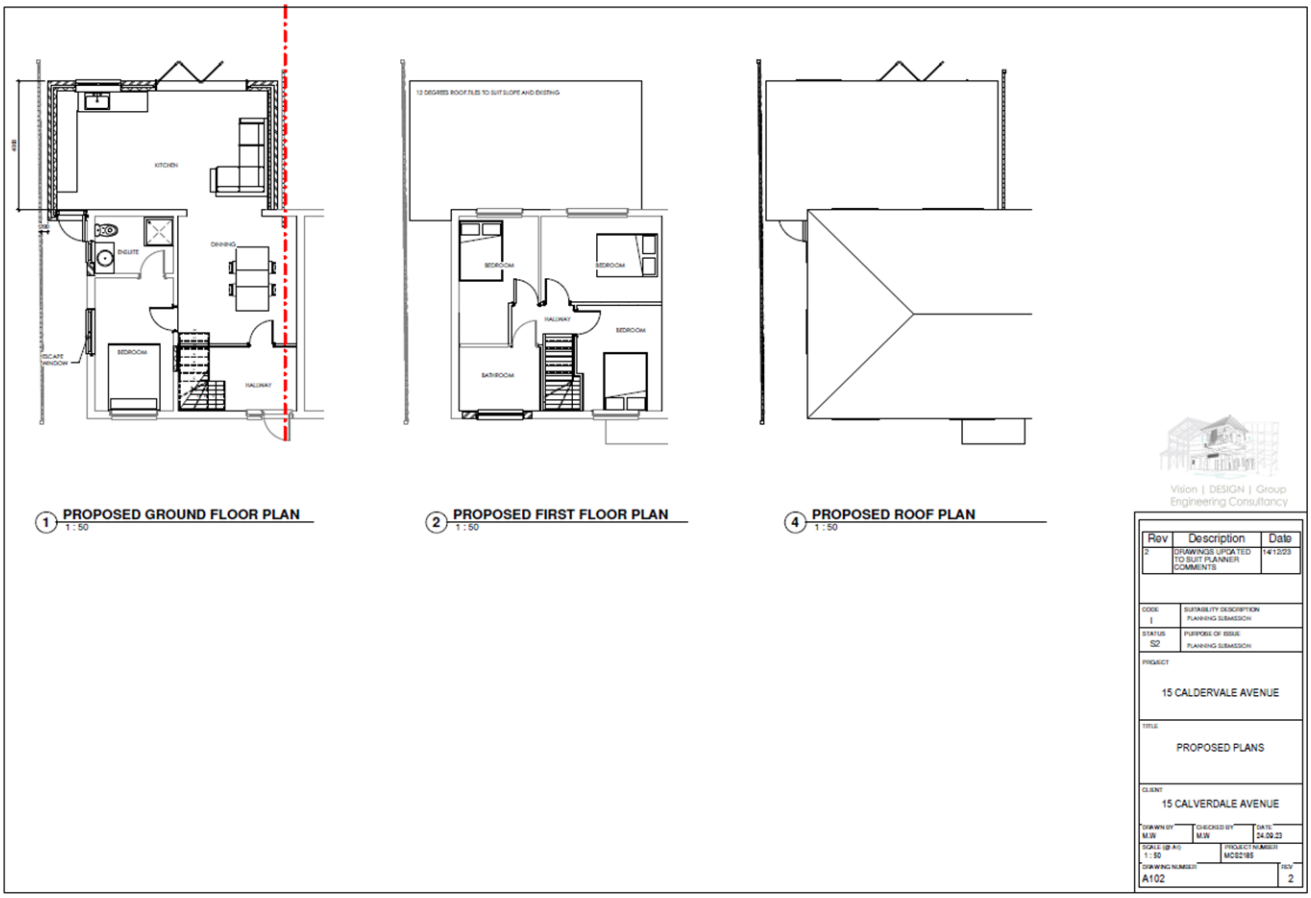


Figure 6. Submitted proposed plans.

Siting, scale, and massing – the extension would be sited at the side and rear of the property, wrapping around its northeastern and southeastern elevations. It would project 4m rearwards from the host dwellinghouse, with a total length / depth of 4.343m, a width of 7.031m, a sideward projection of 1.21m, a mono pitch roof height of 3.401m, and an eaves height of 2.349m. A gap of 0.2m would be maintained to the boundary shared with No.13 Caldervale Avenue and a gap of 0.203m would be maintained to the boundary shared with No.17 Caldervale Avenue.

The 4m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable in these circumstances given that general permitted development regulations allow single storey rear extensions up to 6m (for terraced dwellinghouses), through a prior approval process and in the absence of objections, as in this case. Moreover, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

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

Appearance and visual amenity – the extension would be built of brickwork and roof tiles to match the existing. Its side elevations would be blank and featureless, whilst its rear elevation would feature a set of bi-folding doors and one window. Its front elevation would feature one outward-opening door.

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 predominantly at the rear of the property, the proposal would not be largely visible within the street scene or public realm and, as such, should have a minimal impact upon the visual

amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. 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 – given that the extension would be single storey with a maximum roof height 3.401m, it is considered that the proposal 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.

In addition, no objections have been received in response to the application.

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

Waste storage – the proposal would result in external access to the rear of the property being lost, however sufficient space would be retained to the side of the property to allow refuse bins to be stored away from the front, thus avoiding forming a prominent visual feature.

The proposal therefore accords with policies DM1 and EN19 of the Core Strategy.

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

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

- A larger ground floor window would be installed in the side elevation facing No.13 Caldervale Avenue. This has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.
- The ground floor door in the side elevation facing No.13 Caldervale Avenue would be replaced with one window. This has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.
- Two first floor windows in the property's front elevation would be replaced with one larger one. This alteration is considered acceptable given its minimal impact upon visual and residential amenity.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual and residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 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 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 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 labelled:

-'PROPOSED PLANS', numbered 'A102 REV R', stamped as received by the City Council as Local Planning Authority on the 15th December 2023.
-'PROPOSED ELEVATIONS', numbered 'A114 REV 2', stamped as received by the City Council as Local Planning Authority on the 15th December 2023.

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 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) Before first occupation the ground floor windows in the side elevation facing No.13 Caldervale Avenue shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

7 Winterburn Avenue, Manchester, M21 7PE
11 Winterburn Avenue, Manchester, M21 7PE
4 Edenfield Avenue, Manchester, M21 7PB
19 Caldervale Avenue, Manchester, M21 7QB
17 Caldervale Avenue, Manchester, M21 7QB
13 Caldervale Avenue, Manchester, M21 7QB
11 Caldervale Avenue, Manchester, M21 7QB
9 Winterburn Avenue, Manchester, M21 7PE
5 Winterburn Avenue, Manchester, M21 7PE
32 Caldervale Avenue, Manchester, M21 7PD
2 Edenfield Avenue, Manchester, M21 7PB
30 Caldervale Avenue, Manchester, M21 7PD
28 Caldervale Avenue, Manchester, M21 7PD
8 Edenfield Avenue, Manchester, M21 7PB
6 Edenfield Avenue, Manchester, M21 7PB

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA