

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138257/FH/2023
Date registered valid: 11 October 2023
Proposal: Erection of a single storey rear extension and installation of rear roof dormer
Address: 17 Ashwood Avenue, Manchester, M20 2YB
Ward(s): Didsbury West Ward

Applicant: Mr Micheal Earls
Agent (if any): Mr Barry Bradley Bradley Building Design Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29th November 2023



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 October 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 October 2023 Expired: 6 November 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

The site relates to a two storey gable fronted semi detached property in the Didsbury West ward area of Manchester. The front features brick bays with storm porch and hardstanding to the front. The property benefits from a small dormer, basement access, landscaped garden and detached building to the rear.



Listed building: Not applicable

Conservation area: Not applicable

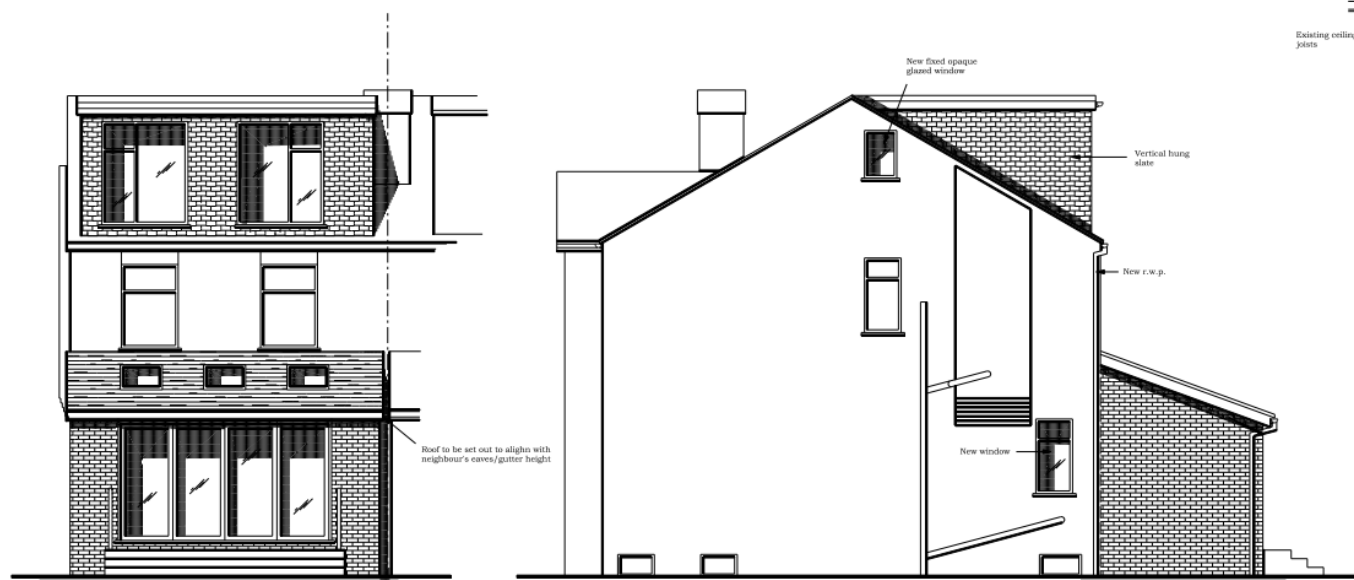
Tree Preservation Order: Not applicable

Description of area

This is primarily a residential area in nature

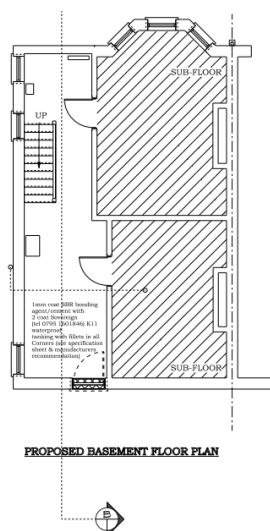
Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension and installation of rear roof dormer.

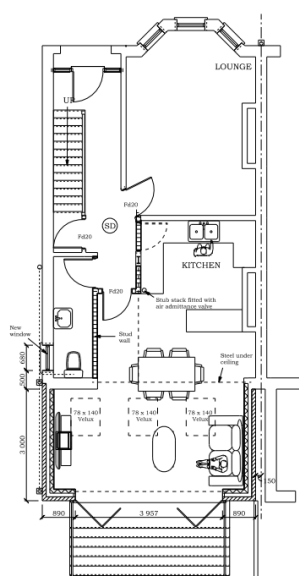


PROPOSED SOUTH EAST FACING REAR ELEVATION

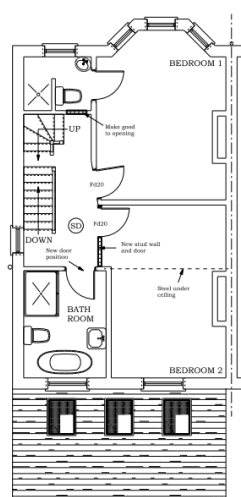
PROPOSED SOUTH WEST FACING SIDE ELEVATION



PROPOSED BASEMENT FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments 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:

083593/FH/2007/S2 - Application Refused - 13.08.2007 Erection of single storey rear extension with basement and decking area and erection of rear garden shed

077289/FH/2005/S2 - Application Not Proceeded With - 10.01.2007 Erection of detached double garage with store room above and a pair of dormer windows following demolition of existing shed

Residential Amenity

The application proposes the erection of a single storey rear extension and installation of rear roof dormer.

Rear extension

The proposal would extend the width of the rear wall up to the shared boundary with the adjoining semi-detached property no. 15 Ashwood. Projection would measure 3.0m and would have a mono pitch sloping roof with the inclusion of three roof lights. Bi folding doors would be situated on the rear elevation with steps leading off the extension down into the rear garden. No windows are proposed on the side elevations.

Given the projection together with the fact that the adjoining semi-detached property has an existing rear projection, and there is a retained gap to the boundary with the neighbouring property no. 19, it is not anticipated that there would be any harm caused by the introduction of a single storey rear extension in this location.

The roof

The applicant proposes the construction of a rear flat roof dormer window which would be set in from the side walls of the property and set in line with the existing ridge height. Two windows are proposed overlooking the rear area. It is not thought that windows in the location would provide any further overlooking than that of the existing rear view windows and therefore is considered to be acceptable.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is considered acceptable in this location and not believed to impact upon the visual amenity of the area. Furthermore, the addition would match that of the adjoining semi detached property and is a common feature in the immediate area.

On balance, the extension and rear dormer is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

The extension and rear dormer would not be visible from the public highway and therefore would not feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. 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 and dormer 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 is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be brick and natural slate as specified in the application form with vertical hung slate tiles for the dormer as specified in the drawings. The design is detailed as what is normally expected of such a structure and would not adversely 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.

Disabled access

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal, as there is space retained in the rear yard for storage of the bins, which accords with policy EN19 of the Core Strategy.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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 5th October 2023 numbered 2167/3/B Proposed South East and South West Side Elevations and Section B-B

Received 5th October 2023 numbered 2167/4/A Proposed Floor Plans

Received 11th October 2023 numbered 2167/6 Proposed North East Facing Side Elevation

Received 5th October 2023 Proposed Site Plan

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 dormer hereby permitted shall match those in type, size, colour and texture as specified in the application form and drawings.

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 dormer, pursuant to saved policies of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

15 Ashwood Avenue, Manchester, M20 2YB
8 Oaker Avenue, Manchester, M20 2XH
14 Ashwood Avenue, Manchester, M20 2ZB
10 Oaker Avenue, Manchester, M20 2XH
6 Oaker Avenue, Manchester, M20 2XH
19 Ashwood Avenue, Manchester, M20 2YB
12 Ashwood Avenue, Manchester, M20 2ZB
10 Ashwood Avenue, Manchester, M20 2ZB

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