

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138343/FH/2023
Date registered valid: 24 October 2023
Proposal: Erection of single storey side and rear extension to form additional living accommodation
Address: 11 Bankfield Avenue, Manchester, M13 0YQ
Ward(s): Rusholme Ward

Applicant: Mr Mohammed Syed
Agent (if any): Mr John Albutt, PZvi Architects & Designers Ltd.
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 11 December 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 November 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 25 October 2023 Expired: 15 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey terraced C3 dwellinghouse of redbrick with a grey slate dual pitch roof with photovoltaic panels to its front and rear-facing slopes as well as its rear outrigger slope. The property features white uPVC windows, an inset front porch, a two-storey rear outrigger, and a modest rear yard.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear yard.



Figure 4. Rear yard.

Description of area

Bankfield Avenue is a residential street situated within the Rusholme ward of Manchester, close to Birchfields Park, Anson Road (A34), and Smiling Owl 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 erection of single storey side and rear extension to form 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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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.

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

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 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. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the extension would be sited at the back of the property, facing north, adjoining the existing two-storey rear outrigger and replacing the existing external store.

The infill portion of the extension would project 4.086m rearwards from the host dwellinghouse, with a width of 1.778m, and flat roof height of 3.172m. It would be sited along the boundary shared with No.13 Bankfield Avenue.

The portion of the extension which would replace the external store would project 0.863m rearwards, with a width of 2.918m, mono pitch roof height of 3.543m and an eaves height of 2.436m. It would be sited along the boundary shared with No.9 Bankfield Avenue with a gap of 1.873m maintained to the boundary shared with No.13 Bankfield Avenue.

The 4.086m rearward projection exceeds the limit stipulated under 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 semi-detached dwellinghouses), through a prior approval process and in the absence of objections, as in this case. Moreover, the proposal is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in an 'excessively large or bulky' addition to the property, with sufficient private outdoor amenity space retained.

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



Figure 5. Submitted revised scheme.

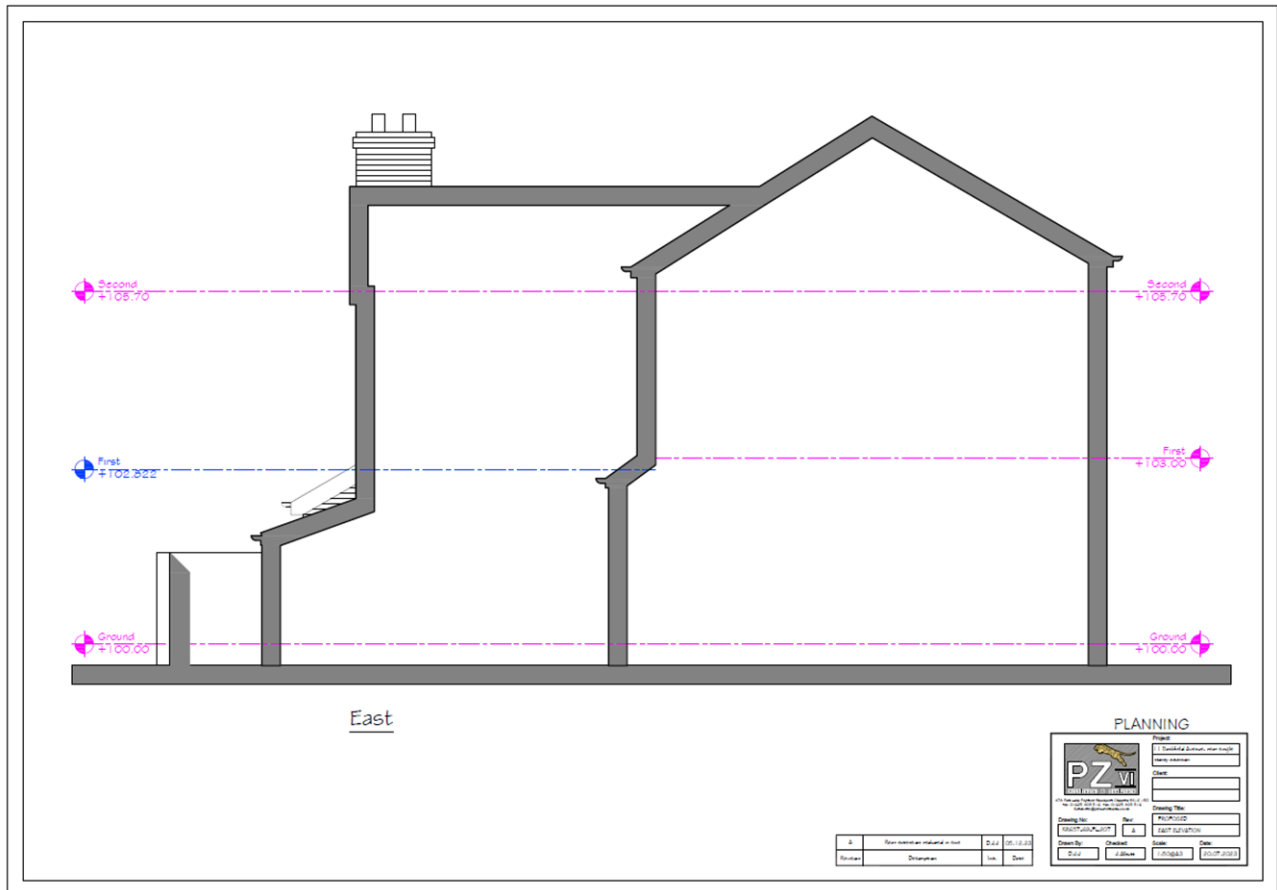


Figure 6. Submitted proposed side elevation.

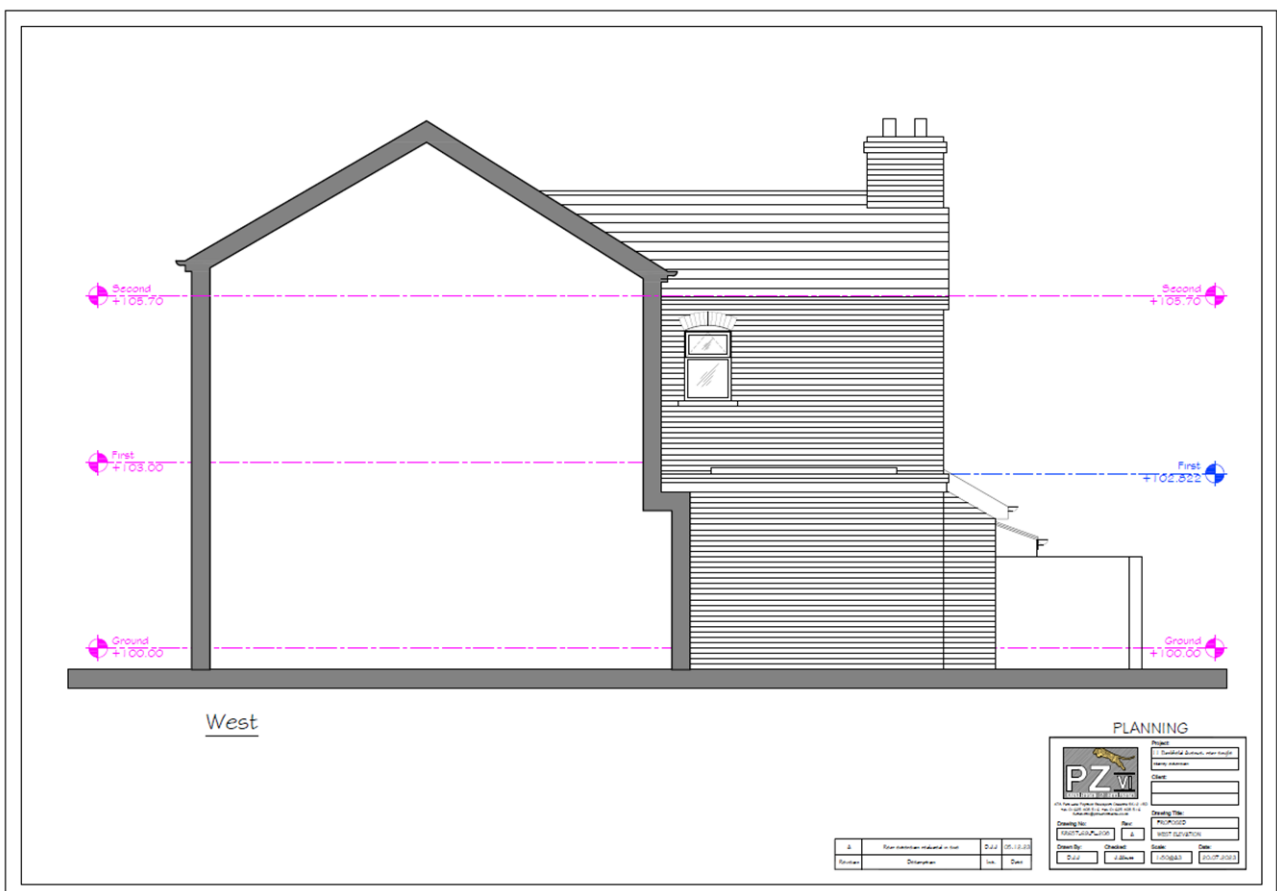


Figure 7. Submitted proposed side elevation.

Appearance and visual amenity – the extension would be built of brickwork, roof tiles and windows to match the existing in addition to a GRP flat roof.

The infill portion of the extension would feature a blank side elevation, whilst its rear elevation would feature a set of outward-opening doors. One skylight would be featured atop its flat roof, projecting upwards by 0.099m.

The portion of the extension which would replace the external store would feature blank side elevations, whilst its rear elevation would feature one window. Its mono pitch roof would be blank.

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 for residential extensions in this locale. Sited at the rear of the property, the extension would not be visible within the street scene or public realm and, as such, should have a minimal effect upon the visual amenity of the area, particularly given that its use of in-keeping materials would offer a blended appearance with the host dwellinghouse. 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 development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single storey with a maximum roof height of 3.543m, 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 compromised.

In addition, no objections have been received in relation to the proposal's potential to affect residential amenity.

The proposal therefore accords with Core Strategy policies DM1 and SP1 due to its minimal impact upon residential amenity.

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

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

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, 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 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 labelled:

-‘PROPOSED GROUND FLOOR PLAN’, numbered ‘KR657-69-PL-203 REV A’, stamped as received by the City Council as Local Planning Authority on the 7th December 2023.

-‘PROPOSED ROOF PLAN’, numbered ‘KR657-69-PL-205 REV A’, stamped as received by the City Council as Local Planning Authority on the 7th December 2023.

-‘PROPOSED WEST ELEVATION’, numbered ‘KR657-69-PL-208 REV A’, stamped as received by the City Council as Local Planning Authority on the 7th December 2023.

-‘PROPOSED NORTH AND SOUTH ELEVATIONS’, numbered ‘KR657-69-PL-206 REV A’, stamped as received by the City Council as Local Planning Authority on the 7th December 2023.

-‘PROPOSED EAST ELEVATION’, numbered ‘KR657-69-PL-207 REV A’, stamped as received by the City Council as Local Planning Authority on the 7th 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 developments hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork and roof tiles to match the existing.

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.

Appendix 1 – List of consultees & neighbours notified

14 Greville Street, Manchester, M13 0YG
9 Bankfield Avenue, Manchester, M13 0YQ
14 Bankfield Avenue, Manchester, M13 0ZP
13 Bankfield Avenue, Manchester, M13 0YQ
15 Bankfield Avenue, Manchester, M13 0YQ
8 Greville Street, Manchester, M13 0YG
12 Greville Street, Manchester, M13 0YG
10 Greville Street, Manchester, M13 0YG
16 Bankfield Avenue, Manchester, M13 0ZP
12 Bankfield Avenue, Manchester, M13 0ZP

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA