

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136749/FH/2023
Date registered valid: 17 May 2023
Proposal: Erection of a single storey rear and side extension and a hip to gable roof extension with rear dormer.
Address: 22 Rutland Avenue, Manchester, M20 1JD
Ward(s): Old Moat Ward

Applicant: Mr James & Mrs Catherine Ashworth
Agent (if any): Mr Chris Baker
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 3rd July 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	27 June 2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 24 May 2023 Expired: 14 June 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 application site relates to a two storey end semi detached property on Rutland Avenue within the south Manchester ward area of Old Moat. The property is situated at the end of the avenue with gardens to the front, access along the side and garden to the rear. The property features gable bay windows to the front with storm porch featuring decorative timber surround. The property is of brick and render with tiled roof and decorative tiles to the front gable and bay roof. A garage is situated along the boundary shared with no. 31 Goulden Road



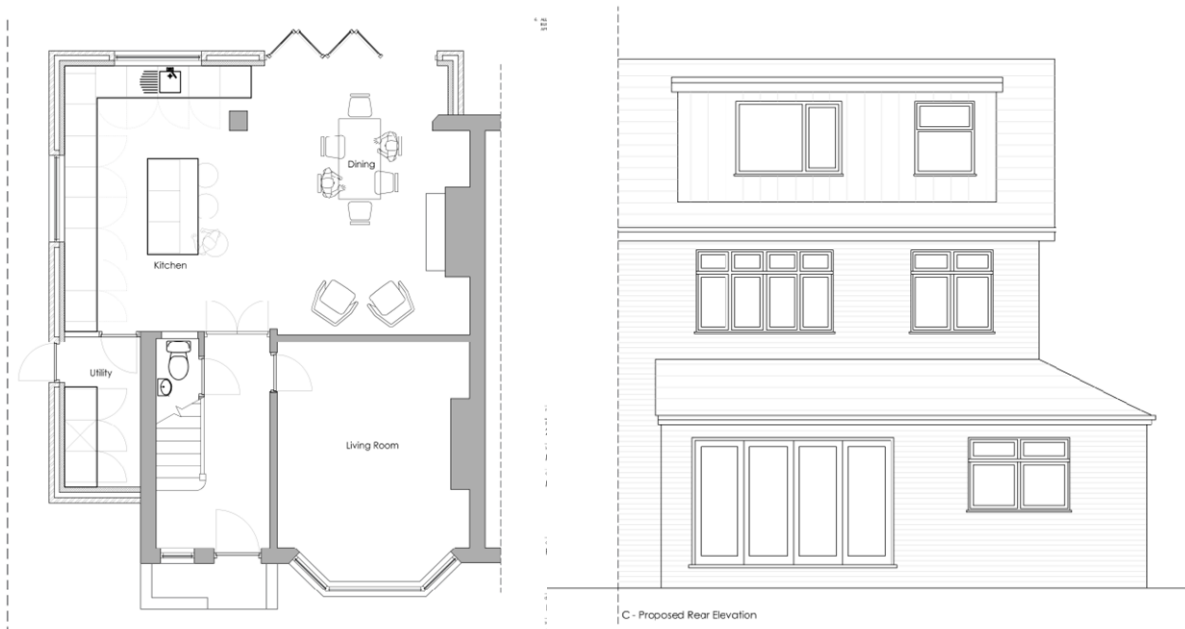
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in character

Description of development

The applicant is seeking planning permission for the erection of a single storey rear and side extension and a hip to gable roof extension with rear dormer.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received

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)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

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 planning applications relating to this site as follows:

Planning reference number: F12843 -Erection of a car port and a dining room and kitchen extension. This application was approved on 11.04.1980

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey rear and side extension and a hip to gable roof extension with rear dormer.

Single storey side and rear

The extension would be setback from the front wall of the house by 1.2m approximately extending along the side wall of the house forming a wrap around of the property and extending across the rear wall retaining a small gap to the shared boundary with the adjoining semi detached property no.20 Rutland Avenue. The projection beyond the rear wall measures 1.3m approximately with a width towards the side boundary measuring 1.75m approximately retaining a gap to the shared boundary of 800mm with properties no's 31 and 33 Goulden Road. A door and window would be along the side elevation with a window and bi folding doors on the rear elevation. The roof would be hipped with the inclusion of three roof lights. Given the setback from the boundary together with boundary treatment, it is not anticipated that there would be any overlooking or loss of privacy as a result of the window along the side elevation.

The addition of a single storey extension in this location is considered to be acceptable and it is not anticipated that there would be harm given by this change to the side and rear. In addition, no comments or objections have been received from local residents notified of this application.

Hip to gable and rear dormer

The applicant proposes a hip to gable roof extension together with installation of rear roof dormer. The hip to gable is considered acceptable and the City Council believes there would be no impact upon the adjacent or surrounding properties especially as the property would not project any further than the side gable wall of the property.

The applicant proposes the construction of a rear flat roof dormer window which would be set in from the side walls of the property significantly and set down from the ridge height. Two windows are proposed overlooking the rear of the garden 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 and the gable does not project further than the existing gable wall of the property. 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 therefore considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

Given the location the extensions would not be visible from the public highway and therefore would not feature within the street scene. It is considered however that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension, hip to gable roof 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 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, hip to gable roof 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 matching as specified in the application form. 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 would be continued access to the rear, 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 on 17th April 2023 numbered (20)001 Proposed Ground Floor Plan

Received on 17th April 2023 numbered (20)002 Proposed First Floor Plan

Received on 17th April 2023 numbered (20)003 Proposed Second Floor Plan

Received on 17th April 2023 numbered (20)004 Proposed Roof Plan

Received on 17th May 2023 numbered (20)100 Revision A Proposed Elevation

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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

31 Goulden Road, Manchester, M20 4ZE
23 Rutland Avenue, Manchester, M20 1JD
Flat C, 29 Goulden Road, Manchester, M20 4ZE
33 Goulden Road, Manchester, M20 4ZE
29 Goulden Road, Manchester, M20 4ZE
Flat D, 29 Goulden Road, Manchester, M20 4ZE
Flat B, 29 Goulden Road, Manchester, M20 4ZE
Flat A, 29 Goulden Road, Manchester, M20 4ZE
37 Goulden Road, Manchester, M20 4ZE
35 Goulden Road, Manchester, M20 4ZE
25 Rutland Avenue, Manchester, M20 1JD
20 Rutland Avenue, Manchester, M20 1JD

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA