

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137154/FH/2023
Date registered valid: 7 June 2023
Proposal: Erection of single storey extensions to front and rear
Address: 19 Mull Avenue, Manchester, M12 4PY
Ward(s): Ardwick Ward

Applicant: Mr Soyed Ahmed
Agent (if any): Mr DOMINIC LIM Team2Design
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 02 August 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 June 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 June 2023 Expired: 29 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

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 brown, red and light brick with a brown concrete tile dual pitch roof featuring photovoltaic panels to its front-facing slope. The property features white uPVC windows, a redbrick front porch with white weatherboard detailing and a dual pitch roof, a brick front driveway and spacious front garden bordered by a low-level redbrick wall with black iron railings, and a modest rear garden containing an external store and an outbuilding.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden and external store.

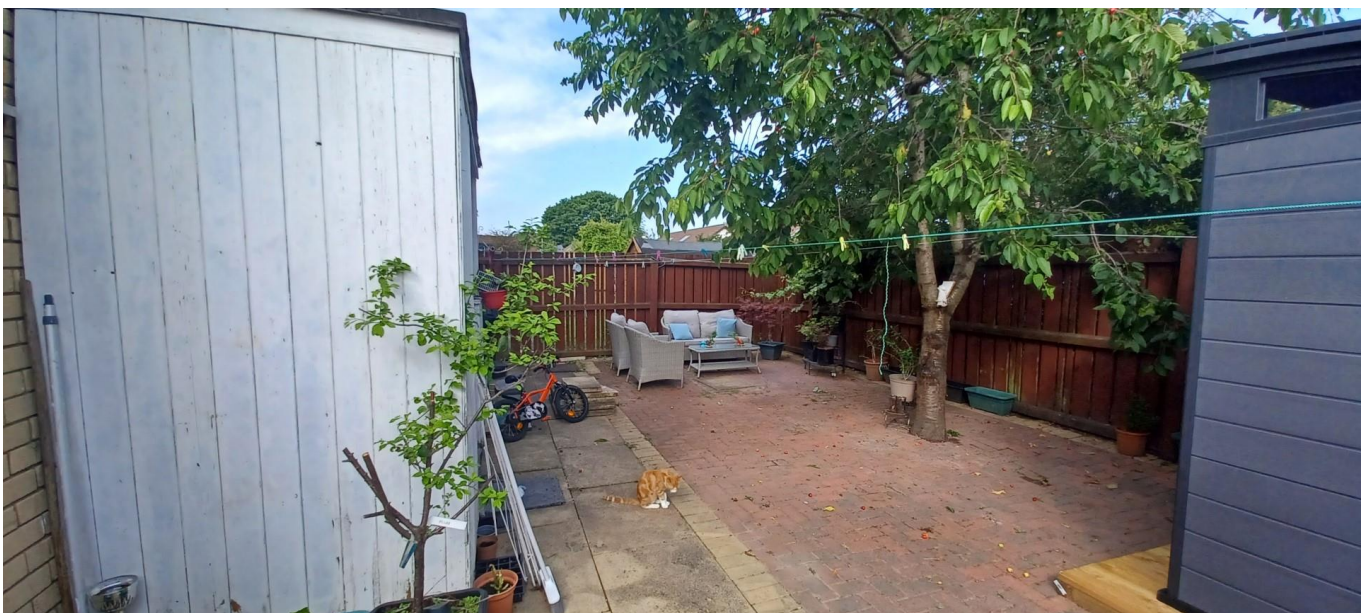


Figure 4. Rear garden.



Figure 5. Rear garden and outbuilding.

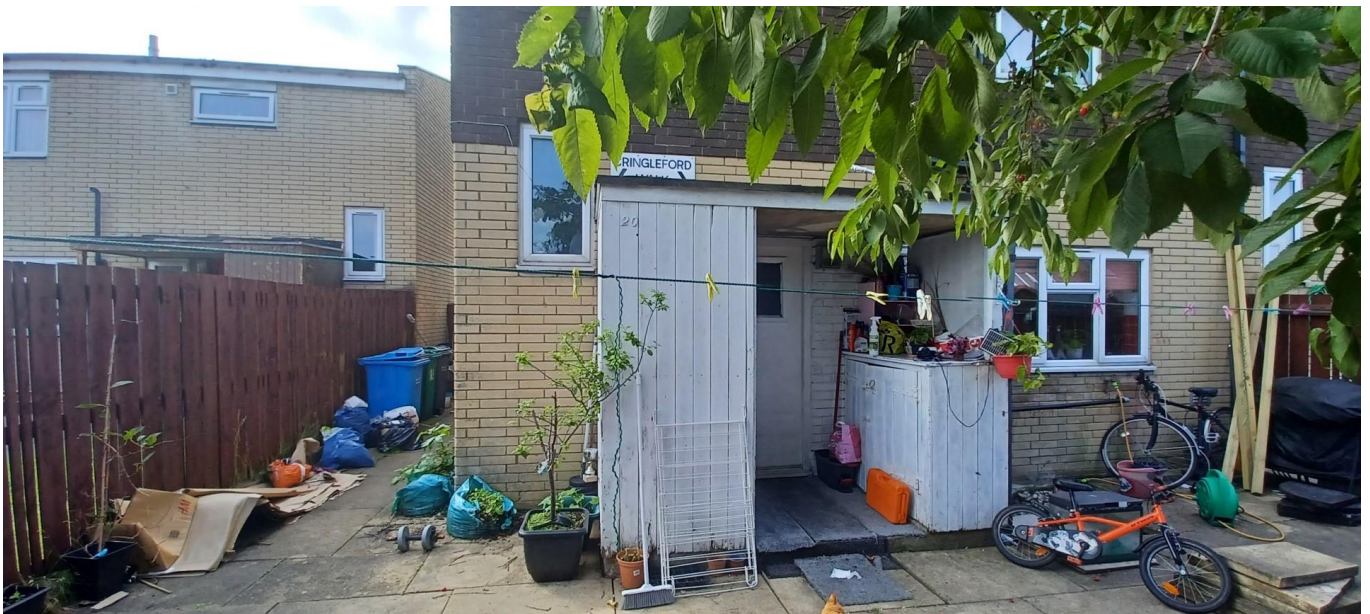


Figure 6. External store.



Figure 7. Rear garden.

Description of area

Mull Avenue is a residential street situated within the Ardwick ward of Manchester, close to Stockport Road (A6), Dean Trust Ardwick, and Wonderland Park. The immediate area is primarily residential in terms of its character, consisting of terraced residential properties and benefits from its proximity to public transport links.

Description of development

The applicant is seeking permission for the erection of single storey extensions to the front and to the rear.

Planning History

046181/VO/CENTL2/94 - CITY COUNCIL DEVELOPMENT Improvement of existing council housing estate including provision of new road layout, gardens, (walls & fences) porches, canopies, windows and lighting – **APPROVED** (27.10.1994).

048774/VO/CENTL2/95 - CITY COUNCIL DEVELOPMENT Amendments to planning ref 046181/VO/CENTL2/94-new road junction at Britnall Avenue / Littlehaven Close plus retention of grass area - Edlin Close – **APPROVED** (30.11.1995).

Consultations & Notification Responses

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

Environmental Health requested that a pre-commencement condition relating to the installation of a proprietary gas membrane be attached to the decision notice.

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

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 front extension and a single storey rear extension in order to provide additional living space for a family dwellinghouse is acceptable, 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.

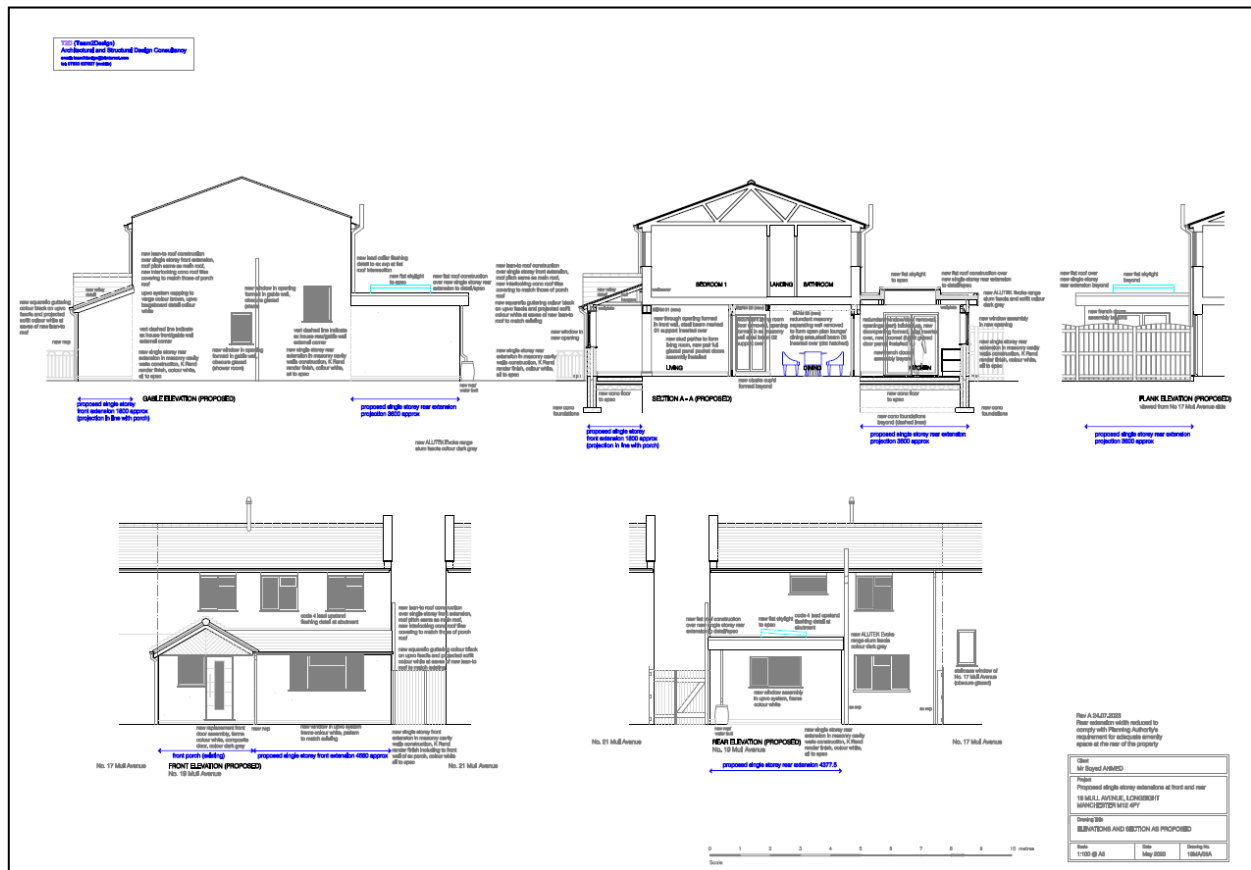


Figure 8. Submitted proposed elevations.

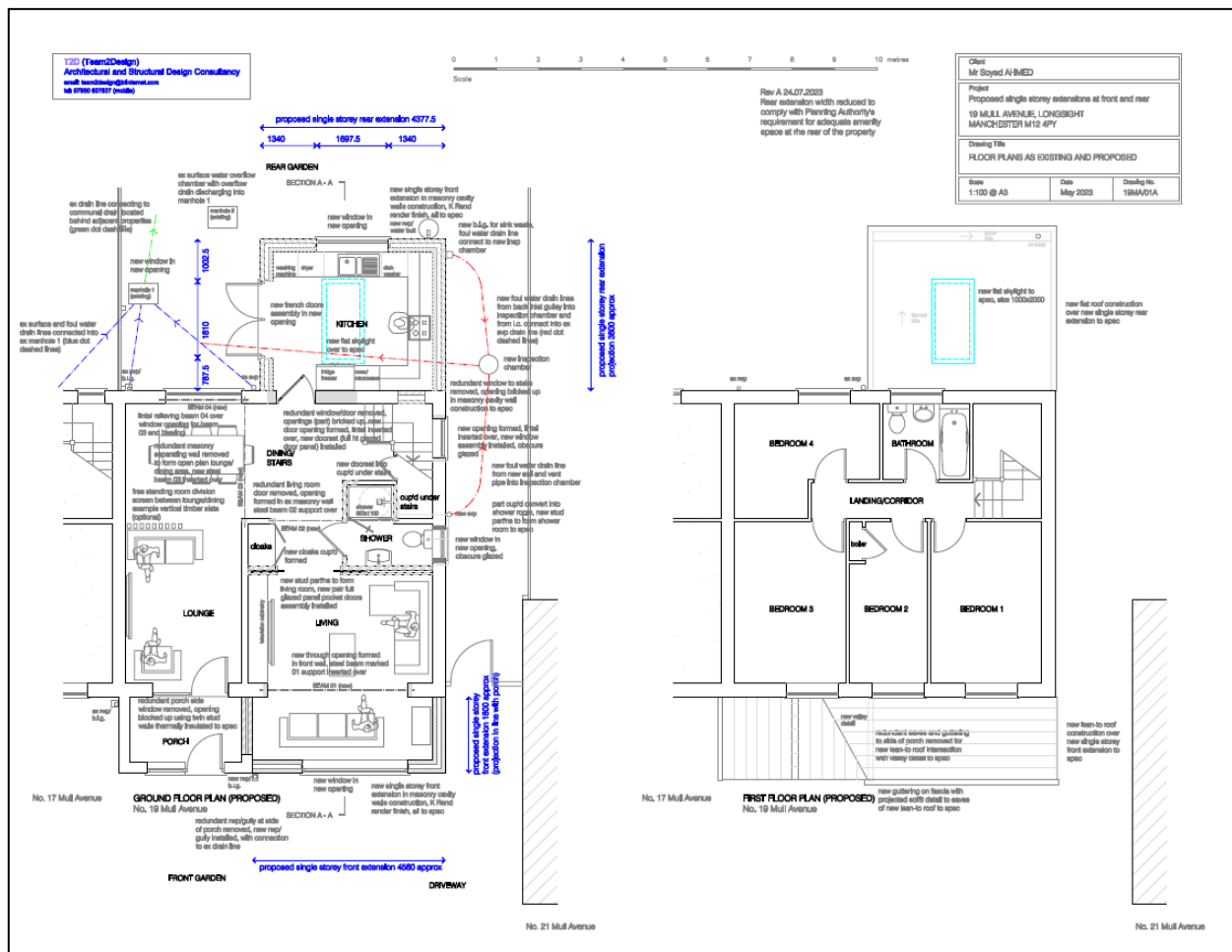


Figure 9. Submitted proposed plans.

Siting, scale, and massing – the single storey front extension would be sited at the property's southeast corner, adjoining the existing front porch, and enlarging the existing floor space of the property's living room. It would project 1.8m from the current principal elevation, to match the projection of the existing porch, with a width of 4.56m, mono pitch roof height of 3.183m and an eaves height of 2.252m. A gap of 1.841m would be maintained to the boundary shared with No.21 Mull Avenue, with the existing gap to No.17 Mull Avenue being maintained.

The single storey rear extension would be sited along the property's northwestern elevation, replacing the existing external store. It would project 3.6m rearwards from the host dwellinghouse, with a width of 4.3775m, and flat roof height of 2.908m. Its roof would feature one flat skylight which would project upwards by 0.262m, taking the total height of the extension to 3.17m. A gap of 3.297m would be maintained to the boundary shared with No.17 Mull Avenue, whilst a gap of 1.945m would be maintained to the boundary shared with No.21 Mull Avenue.

Both extensions are considered to have dimensions which are understood as being subservient to the host dwellinghouse. Moreover, the rear extension's 3.6m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable due to its accordance with Council policy. The proposed developments would also allow for the retention of sufficient private outdoor amenity space for present and future occupants of the property. The siting, scale, and massing of the proposal is therefore considered acceptable as the proposed developments would not result in 'excessively large or bulky' additions to the property, thus according with policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

Appearance and visual amenity – the developments would be built of masonry cavity walls and would be finished in white k-rend to all of their elevations as well as including the rendering of the existing front porch to match. The flat roof of the rear extension would consist of a single layer waterproofing membrane or a GRP roofing membrane system, whilst the front extension's mono pitch roof would feature interlocking concrete tiles to match the existing porch roof. Both developments are to feature white uPVC windows to match the existing, in addition to white uPVC doors and black uPVC rainwater goods.

The front extension would feature one window along its principal elevation, whilst its side elevation, facing No.21 Mull Avenue, would be blank.

The rear extension would feature one window along its rear elevation and a set of outward-opening doors along its southwestern side elevation, facing No.17 Mull Avenue. Its side elevation facing No.21 Mull Avenue would be blank, whilst its flat roof would feature one projecting skylight.

The proposed extensions are relatively standard in terms of their scale and design for developments of this type and would be in-keeping with the overall precedent for residential extensions in this area. Sited at the back of the property, the rear 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. It is acknowledged that the front extension would introduce a new visual element to the street scene (i.e. white k-rend), however this is not believed to significantly harm the overall character of the property and its surrounding area as the property already features a variety of building materials (including brown, red, and light brick), and the street scene already contains white visual elements including the weatherboarding present on the front elevations of the existing porches. It is also believed that the front extension would avoid forming a visually prominent feature within the street scene due to the property's considerable setback from the highway (approx. 9.129m).

The design and appearance of the proposal therefore accords with Core Strategy policies DM1 and EN1 as it is believed to cause less than substantial harm to the appearance of the application property as well as to the visual amenity of the area overall.

Residential amenity – given the front extension’s relatively minor frontward projection (1.8m), in addition to its maximum roof height of 3.183m and its siting away from the property’s shared boundaries, it is believed that the development should not cause issues associated with overshadowing or loss of light, nor would it introduce an overbearing presence into the area. Moreover, its blank side elevation, facing No.21 Mull Avenue, should ensure that the privacy of neighbouring occupants is not compromised.

Similarly, given that the rear extension would be single storey with a maximum height of 3.17m and would be sited away from the plot’s shared boundaries, it is believed that the development should not cause issues associated with overshadowing or loss of light, nor would it introduce an overbearing presence into the area. Moreover, though its southwestern side elevation, facing No.17 Mull Avenue, would feature a set of outward-opening French style doors, the glass panels of the doors would largely be obscured from view by the existing high-level timber fencing present along the shared boundary. As such, the privacy of neighbouring occupants should not be compromised.

The proposal is therefore acceptable in regard to its minimal effect upon residential amenity, thereby according with Core Strategy policies SP1 and DM1.

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

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

Other matters – the proposal also includes the replacement of the existing porch door with a dark grey composite counterpart. This alteration is able to be undertaken under permitted development and, as such, has not been assessed within this report.

The proposal also includes the installation of two windows along the side elevation of the host dwellinghouse, facing No.21 Mull Avenue. These have been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste management and parking as it broadly complies with General Permitted Development rules as well as 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. 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:

- 'FLOOR PLANS AS EXISTING AND PROPOSED', numbered '19MA/01A', stamped as received by the City Council as Local Planning Authority on the 12th July 2023.

- 'ELEVATIONS AND SECTION AS PROPOSED', numbered '19MA/03A', stamped as received by the City Council as Local Planning Authority on the 12th July 2023.

-‘SITE PLAN’ numbered ‘19MA/SP02A’, stamped as received by the City Council as Local Planning Authority on the 12th July 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.

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 proposed windows in the side elevation facing No.21 Mull 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.

5) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval in writing to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

21 Mull Avenue, Manchester, M12 4PY
2 Morpeth Close, Manchester, M12 4QY
4 Morpeth Close, Manchester, M12 4QY
17 Mull Avenue, Manchester, M12 4PY

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