Planning

Growth & Development

Delegated officer report for planning application

Application no.	137643/FH/2023
Date registered valid:	24 July 2023
Proposal:	Erection of single storey rear extension, following demolition of conservatory and associated elevational alterations to garage.
Address:	43 Sandhurst Avenue, Manchester, M20 1ED
Ward(s):	Old Moat Ward
Applicant:	Mrs Ellan Savage-Lanigan
Agent (if any):	
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	14 September 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 August 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 4 August 2023 Expired: 25 August 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 detached C3 dwellinghouse of redbrick with a red concrete tile dual pitch roof with a gable end roof form and black and white timber detailing to the front. The property features white uPVC windows, including a two-storey and first-floor bay to the front, first-floor bay to the side, and first-floor bay to the rear. The property also features a front porch canopy, paved front driveway and front garden bordered by a low-level redbrick wall, a rear dormer window, rear conservatory extension, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.

Description of area

Sandhurst Avenue is a residential cul-de-sac situated within the Old Moat ward of Manchester, close to Withington Baths & Leisure Centre, Albermarle Allotments, and Cavendish Park. The area is predominantly residential in terms of its character, consisting of detached, semi-detached, and terraced residential properties and benefits from its proximity to Withington district centre.

Description of development

The applicant is seeking permission for the erection of single storey rear extension, following demolition of conservatory and associated elevational alterations to garage.

Planning History

F06267 - 2-storey extension side of house to form car-port with 2 bedrooms over – **REFUSED**

F12167 - Two-storey extension side of dwellinghouse to form a covered area, bedroom and bathroom – **REFUSED**

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

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 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. 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.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, replacing the existing conservatory extension, and connecting the existing detached outbuilding to the host dwellinghouse. Along its south-western edge, the extension would project 4.624m from the host dwellinghouse, whilst along its north-eastern edge, it would project 2.876m. The extension would have a total width of 6.918m, spanning the full width of the property, and would feature a part mono pitch / part dual pitch roof. The mono pitch portion of the roof would measure to 3.372m in height with an eaves height of 2.323m and the dual pitch portion of the roof would measure to 3.204m with an eaves height of 2.323m. A gap of 2.792m would be maintained to the boundary shared with No.41 Sandhurst Avenue and a gap of 1.889m would be maintained to the boundary shared with No.45 Sandhurst Avenue.

The 4.624m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable given that general permitted development

regulations allow single storey rear extensions up to 8m (for detached dwellinghouses), through a prior approval process and in the absence of objections, as in this case. Thus, having reviewed the dimensions of the proposal and noting the gaps to the shared boundaries, the siting, scale and massing of the proposed extension is considered acceptable.

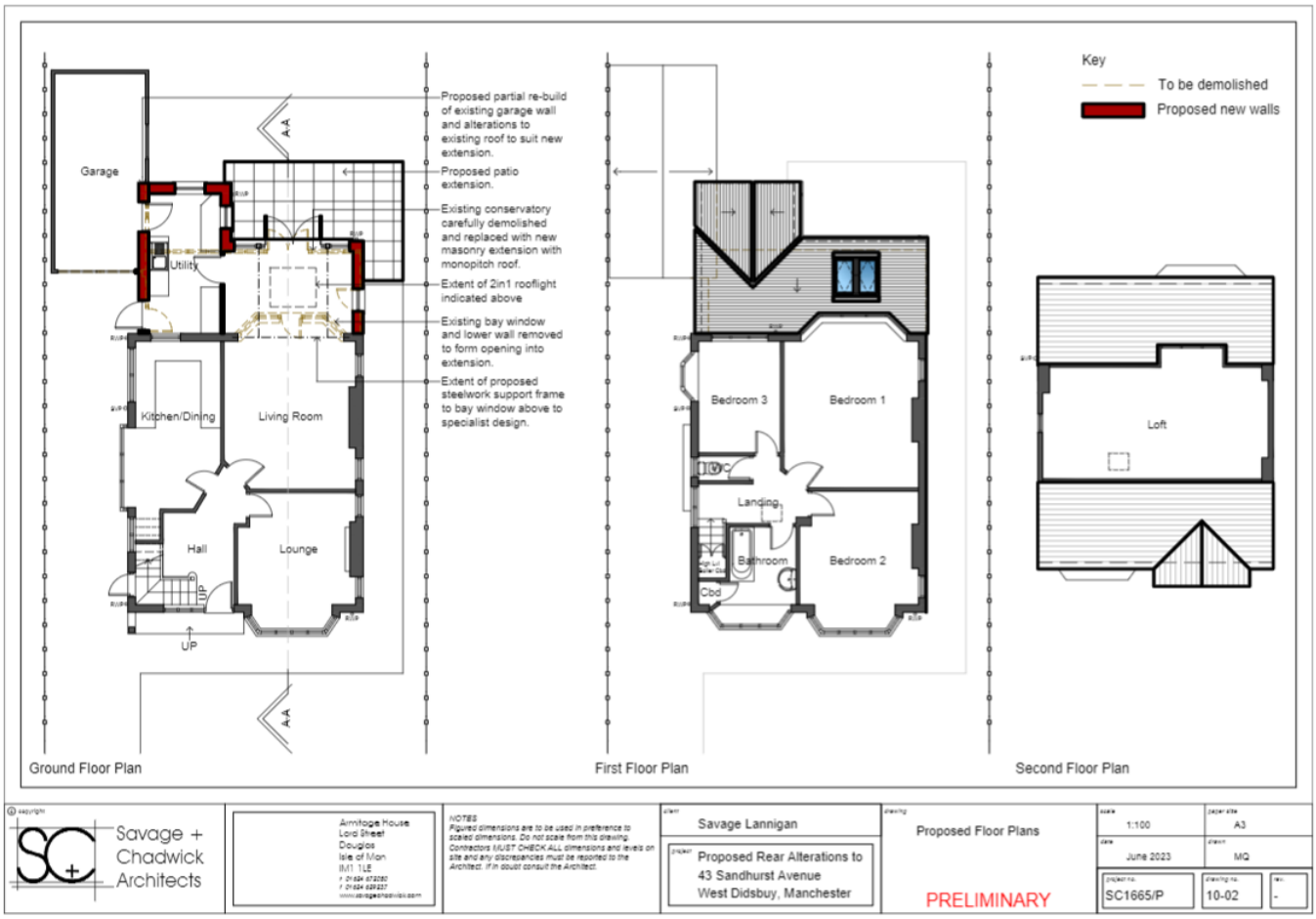


Figure 4. Submitted plans.

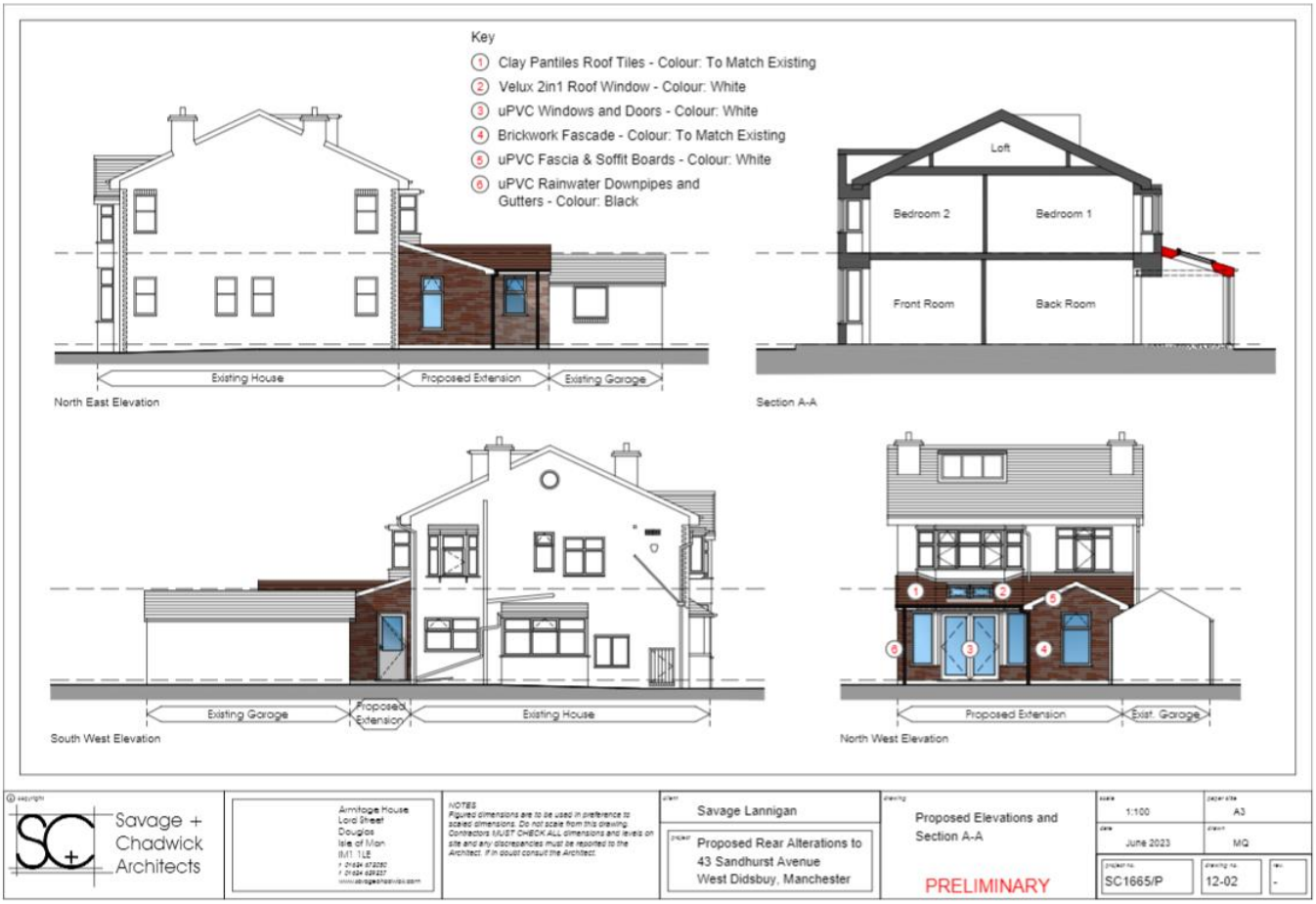


Figure 5. Submitted elevations and section.

Appearance and visual amenity – the extension would be built of brickwork to match the existing, with clay pantile roof tiles to match the existing roof tiles in terms of their colour and white uPVC windows and doors. The rear elevation of the extension would feature one window and a set of outward-opening doors, framed by a window on either side. Its south-western side elevation would feature one outward-opening door, whilst its north-eastern side elevation would feature two windows. The extension's rear-facing roof slope would also feature one flat skylight consisting of two glass panels.

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, replacing an existing conservatory extension and sited south of a property which possesses a rear extension which is sited against the shared boundary, 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, though the side elevation facing No.45 Sandhurst Avenue would feature two windows, these would be sited at an appropriate distance away from the shared

boundary and would largely be obscured by No.45's existing rear extension. As such, the privacy of neighbouring occupants should not be compromised by these works.

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 proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon existing levels of visual and residential amenity as well as 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 documents labelled:

-'Proposed Floor Plans', numbered ' SC1665/P 10-02', stamped as received by the City Council as Local Planning Authority on the 24th July 2023.
-'Proposed Elevations and Section A-A', numbered 'SC1665/P 12-02', stamped as received by the City Council as Local Planning Authority on the 24th 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 extension hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork to match the existing and roof tiles to match the existing in terms of their colour.

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

43 Meltham Avenue, Manchester, M20 1FE
45 Sandhurst Avenue, Manchester, M20 1ED
32 Sandhurst Avenue, Manchester, M20 1ED
45 Meltham Avenue, Manchester, M20 1FE
41 Sandhurst Avenue, Manchester, M20 1ED
34 Sandhurst Avenue, Manchester, M20 1ED

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