

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137504/FH/2023

Date registered valid: 18 July 2023

Proposal: Erection of a single storey side and rear extension to provide additional living accommodation

Address: 9 Coleby Avenue, Manchester, M22 5HH

Ward(s): Sharston Ward

Applicant: Mrs Pamela Carter

Agent (if any):

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 September 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 04 August 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 2 August 2023 Expired: 23 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 semi-detached C3 dwellinghouse of redbrick and blue paint with a brown concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a grassed front garden, a paved driveway, a single storey side 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

Coleby Avenue is a residential street situated within the Sharston ward of Manchester, close to Peel Hall Metrolink tram stop, Atlas Business Park, and Peel Hall Park. The area is primarily residential in terms of its character, consisting of detached 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 a single storey side and rear extension to provide 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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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 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.

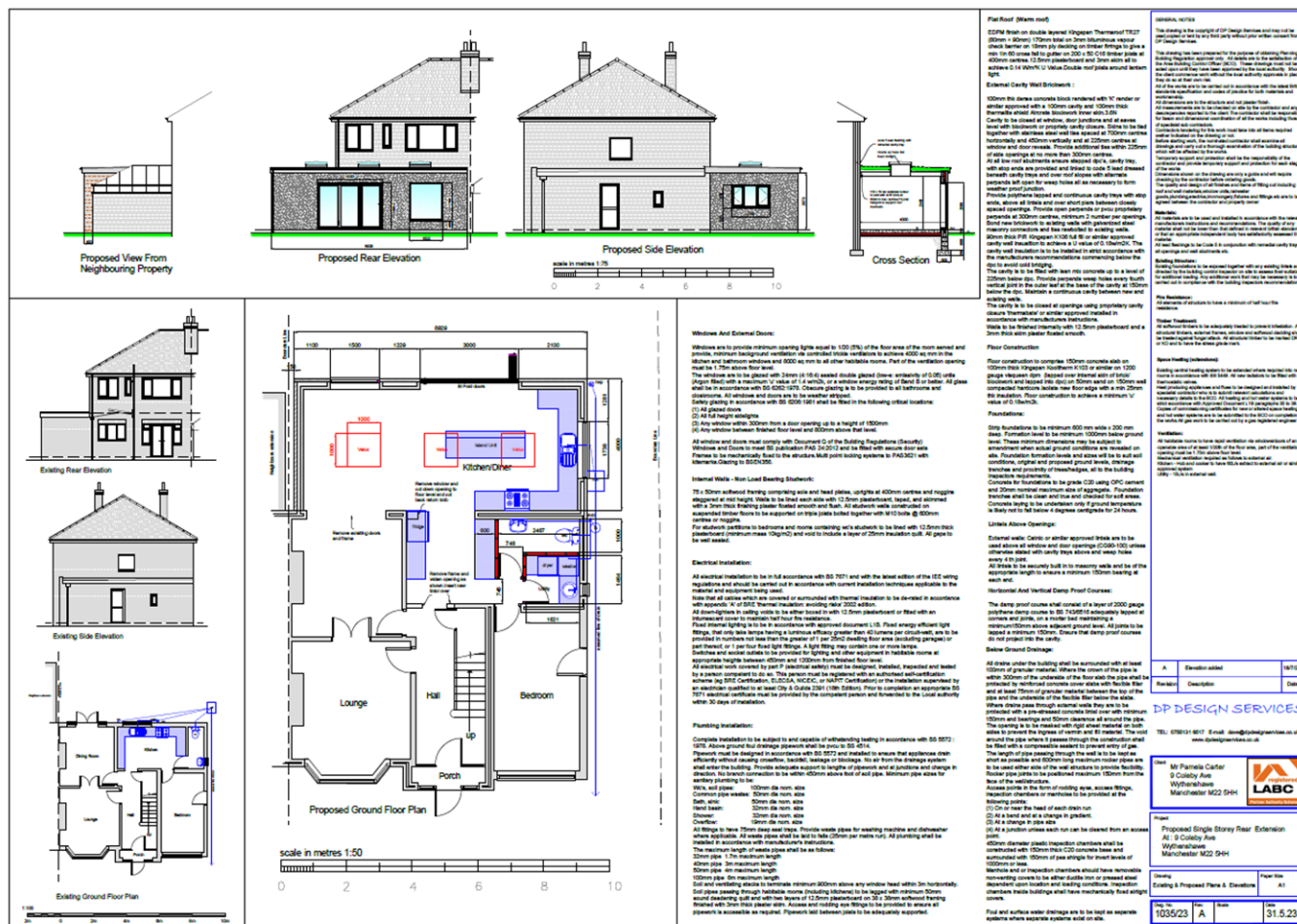
Issues

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 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. 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 side and rear of the property, adjoining the existing flat roof single storey side extension. It would project 4m from the rear elevation of the host dwellinghouse, with a sideward projection of 2.854m (sitting flush with the existing extension), width of 8.929m, and flat roof height of 3m. The flat roof would feature three skylights, each of which would project upwards by 0.278m, taking the total height of the extension to 3.278m. A gap of 0.15m would be maintained to the boundary shared with No.7 Coleby Avenue and a gap of 2.156m would be maintained to the boundary shared with No.54 and No.56 Holliney Road.

The 4m 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 6m (for semi-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.



Appearance and visual amenity – the extension would feature brickwork to match the existing on its side elevation facing No.7 Coleby Avenue, whilst its rear and eastern side elevations would be clad in slightly textured white render. Its flat roof would feature an EDPM finish, whilst its windows and doors would be white uPVC to match the host dwellinghouse. The rear elevation would feature one window and a set of bi-folding doors, whilst its side elevation, facing No.7 Coleby Avenue, would be blank and featureless. The side elevation, facing the rear gardens of No.54 and No.56 Holliney Road would feature one window, whilst the extension's flat roof would feature three projecting skylights.

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 side and rear of the property, behind the existing single storey extension, 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. 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, sited north of the host dwellinghouse (within its shadow), and along a shared boundary with a property that also possesses a single storey rear extension, it is believed that 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 the rear gardens of No.54 and No.56 Holliney Road would feature one window, this would largely be

obscured by the existing high-level boundary treatment and mature foliage as well as being sited approximately 2.156m away from the shared boundary. 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 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. 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:

- 'Existing & Proposed Plans & Elevations', numbered '1035/23 REV A', stamped as received by the City Council as Local Planning Authority on the 11th September 2023.
- Applicant email correspondence dated to the 11th September 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 approved plans and applicant email correspondence dated to 11th September 2023, including brickwork to match the existing on the extension's side elevation facing No.7 Coleby Avenue.

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

54 Holliney Road, Manchester, M22 5JE
52 Holliney Road, Manchester, M22 5JE
7 Coleby Avenue, Manchester, M22 5HH
56 Holliney Road, Manchester, M22 5JE

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 - Within Outer Area
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA