

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137353/FH/2023

Date registered valid: 20 June 2023

Proposal: Erection of a single storey side and rear extension together with a front porch extension to form additional living accommodation

Address: 2 Hurford Avenue, Manchester, M18 8WL

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Ola Olatunbosun

Agent (if any): Mr Garry Logan, Loganbuilding Architectural Design

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

Recommendation: Approve

Date of recommendation: 14 August 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 July 2023

Standard consultations: Printed: 29 June 2023 Expired: 20 July 2023

Neighbour notifications: Printed: 29 June 2023 Expired: 20 July 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 with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a front porch canopy, a spacious wraparound garden bordered by a mid-level hedge line, and a detached outbuilding.



Figure 1. Principal elevation.



Figure 2. View along the side of the property.



Figure 3. Rear view.



Figure 4. Rear garden.

Description of area

Hurford Avenue is a residential street situated within the Gorton & Abbey Hey ward of Manchester, close to King George V Park, St James' Primary School, and Taylor Street Playing Fields. 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 a single storey side and rear extension together with a front porch 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.

Environmental Health – 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 conflicts 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 together with a front porch 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, wrapping around its southern and eastern elevations. It would project 3m from the rear elevation of the host dwellinghouse with a total length / depth of 9.072m, a sideward projection of 3m, width of 8.631m, hipped roof height of 3.407m and an eaves height of 2.18m. A gap of 0.152m would be maintained to the boundary shared with No.4 Hurford Avenue.

The front porch extension would create a new entrance to the property, facing onto Hurford Avenue. It would project 1.1m from the host dwellinghouse, with a width of 2.599m, dual pitch roof height of 3m and an eaves height of 2.324m. A gap of 3.187m would be maintained to the boundary shared with No.4 Hurford Avenue.

The 3m rearward projection (of the rear extension) would not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable. Moreover, both developments are considered to be subservient to the host dwellinghouse in terms of their dimensions and would not result in 'excessively large or bulky' additions to the property.

The proposal therefore accords with policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

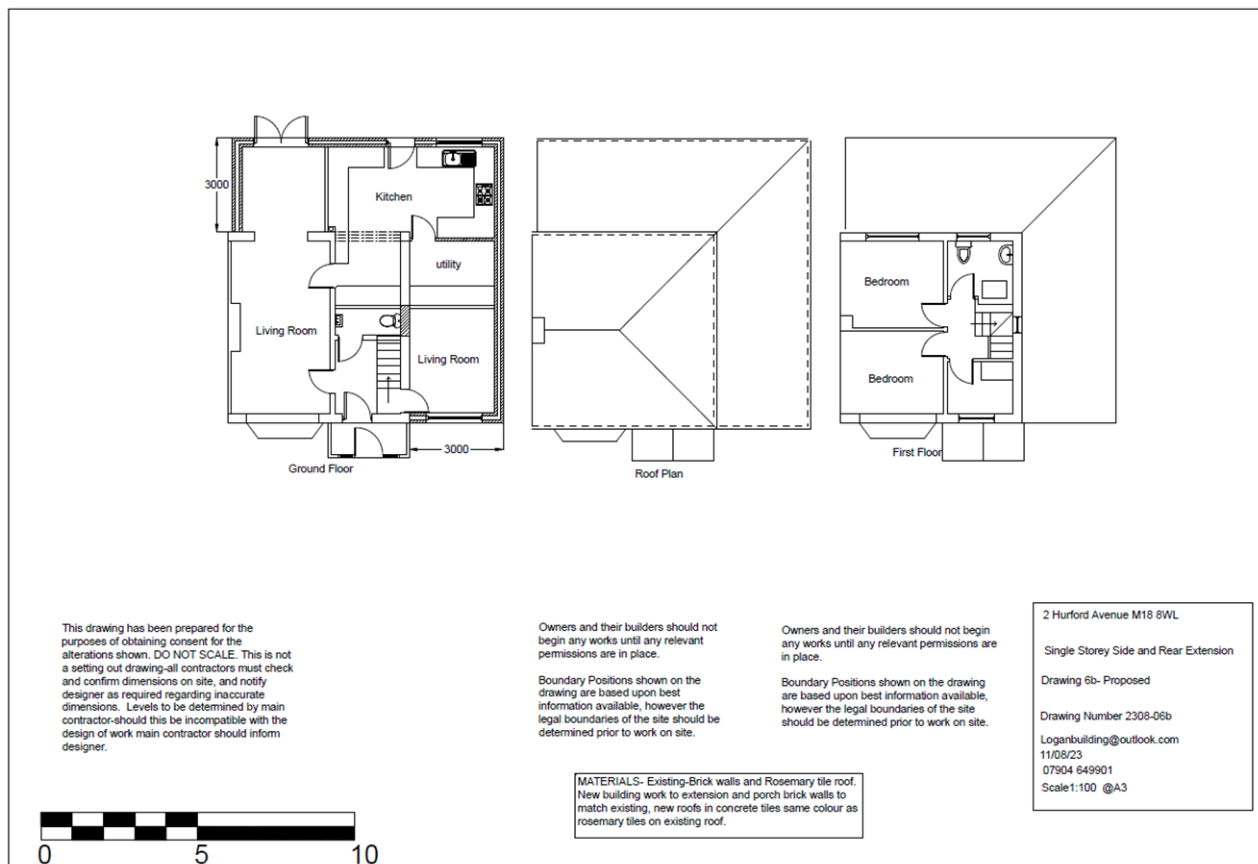


Figure 5. Submitted proposed plans.

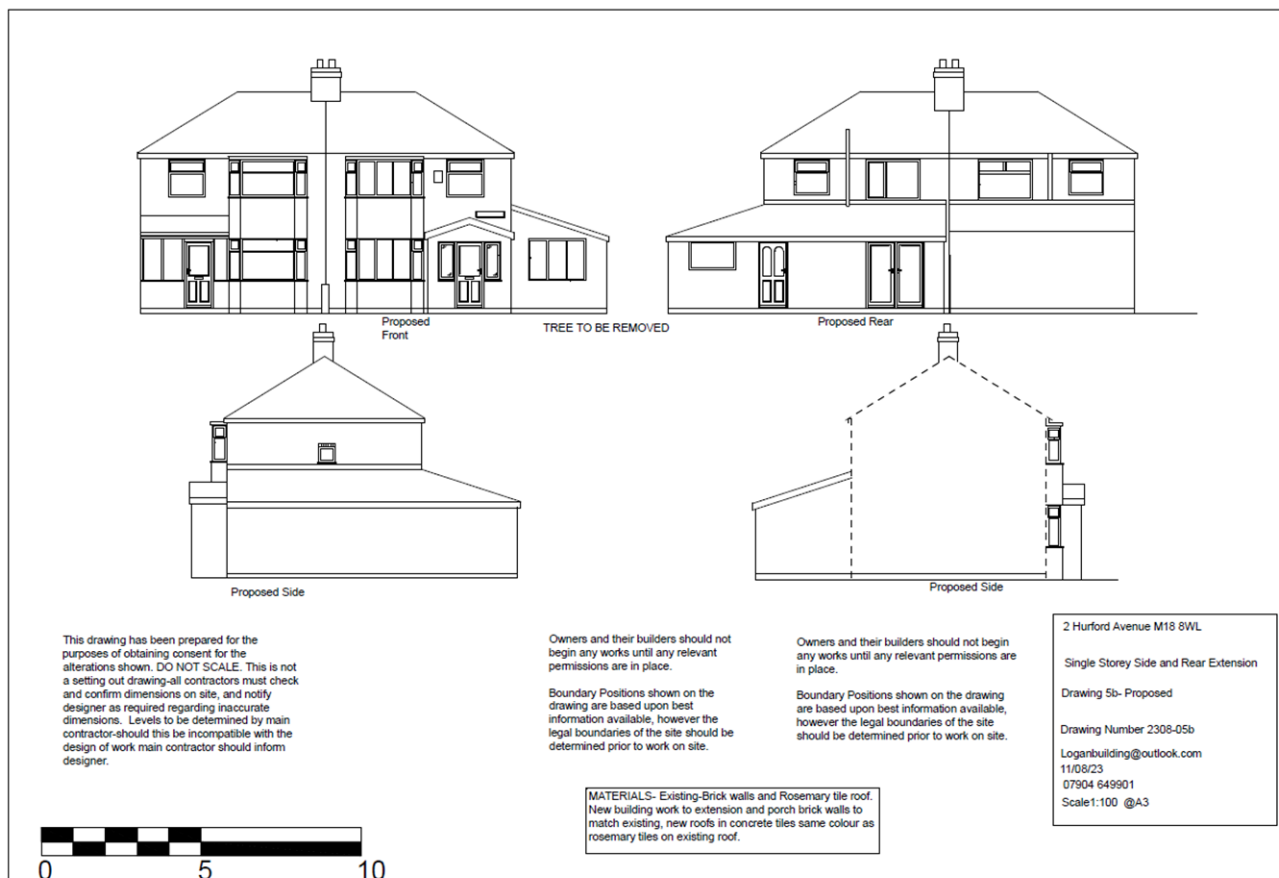


Figure 6. Submitted proposed elevations.

Appearance and visual amenity – the side and rear extension would be built of brickwork to match the existing in addition to concrete roof tiles to match the existing rosemary clay tiles in terms of their colour. Its front elevation would feature one window, whilst its rear elevation would feature one window, an inward-opening door, and a set of outward-opening doors. Its side elevations would be blank and featureless.

The front porch extension would also be built of brickwork to match the existing in addition to concrete roof tiles to match the existing rosemary clay tiles in terms of their colour. It would feature one inward-opening door and two windows along its principal elevation, whilst its side elevations would be blank and featureless.

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. Moreover, though sited at the front and side of the property, the extensions' use of in-keeping and subservient materials should ensure that the proposal does not form a visually prominent feature within the street scene or public realm. 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 side and rear extension would be single storey, with a relatively minor rearward projection, and sited adjacent to a property which also possesses a single storey rear addition, the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor would it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupants is not compromised.

Similarly, given that the front porch extension would be single storey, with a minor projection and with large gaps to the shared boundaries maintained, this aspect of the proposal should also not cause issues associated with overshadowing, loss of light, or loss of outlook, nor would it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupants 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 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. 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 documents labelled:

- 'Single Storey Side and Rear Extension, Drawing 5b – Proposed', numbered '2308-05b', stamped as received by the City Council as Local Planning Authority on the 11th August 2023.
- 'Single Storey Side and Rear Extension, Drawing 6b – Proposed', numbered '2308-06b', stamped as received by the City Council as Local Planning Authority on the 11th August 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

Environmental Health

6 Hurford Avenue, Manchester, M18 8WL
229 Chapman Street, Manchester, M18 8WP
1 Wellesley Avenue, Manchester, M18 8WJ
4 Hurford Avenue, Manchester, M18 8WL
3 Hurford Avenue, Manchester, M18 8WL
1 Hurford Avenue, Manchester, M18 8WL
233 Chapman Street, Manchester, M18 8NG
231 Chapman Street, Manchester, M18 8NG

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA