

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136929/FH/2023

Date registered valid: 16 May 2023

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

Address: 27 Bolton Avenue, Manchester, M19 1RP

Ward(s): Didsbury East Ward

Applicant: Nicola Claire Elizabeth Helley

Agent (if any): Zach Thorp Thorp Design Services Ltd

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

Recommendation: Approve

Date of recommendation: 07 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 02 June 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 23 May 2023 Expired: 13 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 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, an inset front porch overhang, a small front garden, a single storey rear outrigger and conservatory extension, and two detached outbuildings situated within a spacious rear garden.



Figure 1. Principal elevation of property.



Figure 2. Proposed site of development.



Figure 3. Rear of property.



Figure 4. Rear garden.

Description of area

Bolton Avenue is a residential street situated within the Didsbury East ward of Manchester, close to Kingsway (A34), East Didsbury Metrolink tram stop and the River Mersey. The area is primarily residential in terms of its character, consisting of semi-detached and terraced residential properties and benefits from its proximity to transport links and outdoor amenity spaces such as the Heaton Mersey Valley.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear 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.

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 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.

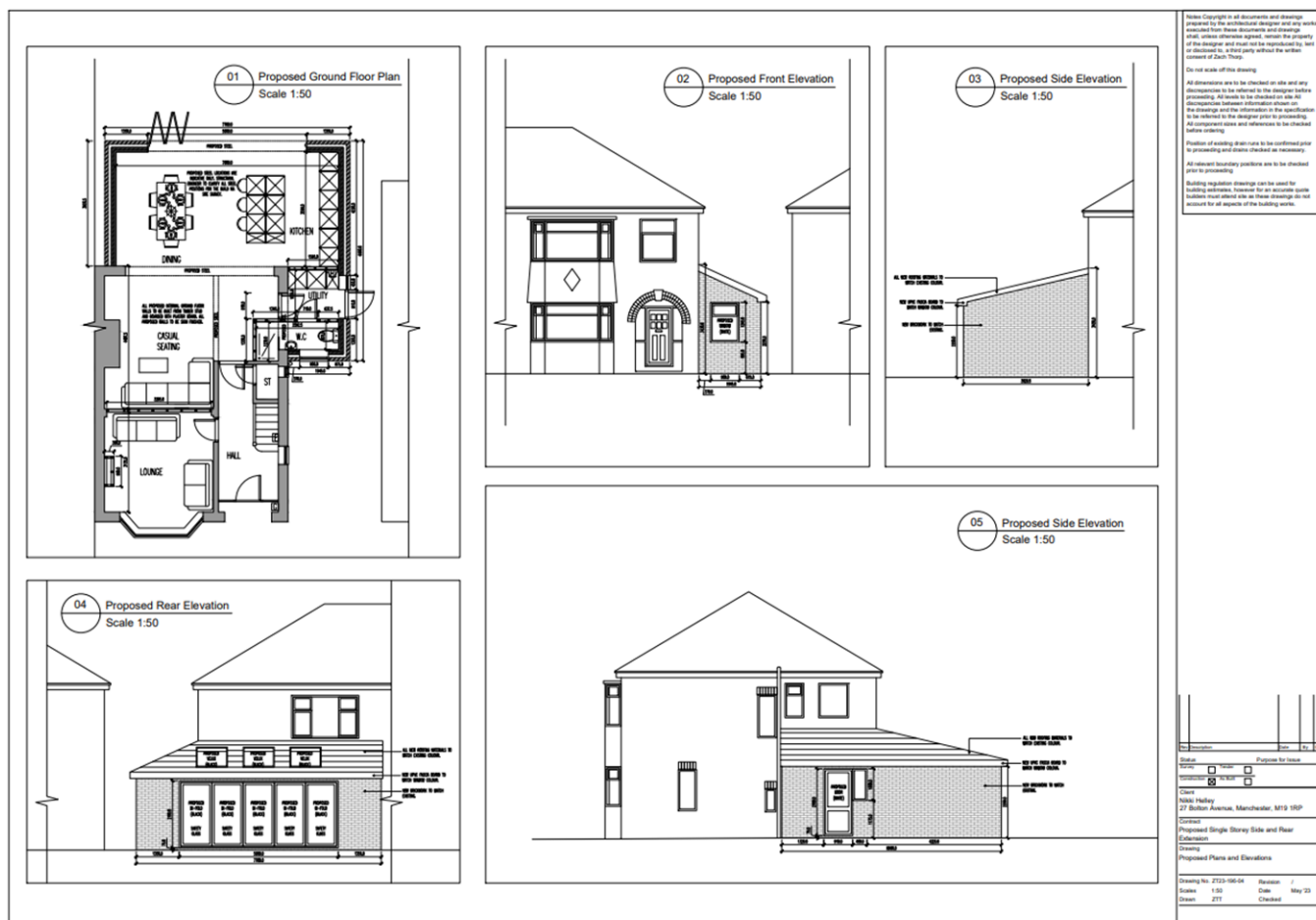


Figure 5. Submitted proposed plans and elevations.

Siting, scale, and massing – the single storey extension would wrap around the property's east / south-eastern and south / south-western elevations, replacing the existing single-storey rear outrigger and conservatory extension. It would project 3.928m from the rear elevation of the host dwellinghouse with a total length / depth of 6.9m along the property's south / south-western elevation. The extension would project 1.945m sideways from the property's current south / south-western elevation and would have a total width of 7.7m. Featuring a hipped roof, the extension would have a maximum height of 3.43m and an eaves height of 2.25m, ensuring its subservience in terms of dimensions to the host dwellinghouse. The extension would be sited just off the boundary shared with the adjoining semi, leaving a gap of 0.315m and would maintain a gap of 0.998m to the boundary shared with No.29 Bolton Avenue.

The 3.928m 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 noted the gap to the shared boundary, the siting, scale, and massing of the proposed extension is considered acceptable.

Appearance and visual amenity – the extension would be built of brickwork to match the existing in addition to roof tiles which would match the existing in terms of their colour, a white uPVC fascia board, white uPVC windows, black Velux rooflights, a white uPVC door and black bi-folding doors. The north / north-eastern elevation, facing No.25 Bolton Avenue, would be blank and featureless, whilst the south / south-western elevation, facing No.29 Bolton Avenue, would feature one outward-opening door and one window, which has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupants. The front elevation of the proposal would feature one window, whilst the rear elevation would feature a set of bi-folding doors and its rear-facing roof would feature three flat skylights.

The proposal is relatively standard in terms of its design and would be in-keeping with the existing precedent for residential extensions in this locale. Sited at the side and rear of the property, the vast majority of the extension would not be visible within the street scene or public realm and should therefore avoid causing significant visual harm to the character of the dwellinghouse and its surrounding area.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and 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 single-storey outrigger and conservatory extension and sited along a shared boundary with a property that also possesses a single-storey rear extension, the proposal should not cause an undue loss of sunlight or daylight for neighbouring residents. Moreover, the window included along the property's south / south-western side elevation has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring residents. As such, the privacy of neighbouring occupants should not be compromised by these works.

The proposed development is therefore acceptable in regard to its minimal effect upon residential amenity as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

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 proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual amenity, residential amenity, 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 chapters 12 and 15 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 following documents labelled:

- 'Proposed Plans and Elevations', numbered 'ZT23-196-04', stamped as received by the City Council as Local Planning Authority on the 10th May 2023.

- 'Proposed Site Plan', numbered 'ZT23-196-03', stamped as received by the City Council as Local Planning Authority on the 10th May 2023.

Reason - To ensure the development is carried out in accordance with the approved plans and supporting documents, 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 drawings, 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.

4) Before first occupation, the proposed ground floor window in the side elevation facing No.29 Bolton 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.

Appendix 1 – List of consultees & neighbours notified

33 Lynnwood Road, Manchester, M19 1RL
29 Bolton Avenue, Manchester, M19 1RP
25 Bolton Avenue, Manchester, M19 1RP
22 Bolton Avenue, Manchester, M19 1RP
11 Antrim Close, Manchester, M19 1TB
9 Antrim Close, Manchester, M19 1TB
66 Lynnwood Road, Manchester, M19 1RJ

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) -
Area Team Boundary - Name: SOUTH AREA