

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137357/FH/2023

Date registered valid: 3 July 2023

Proposal: Erection of a part single/part two storey rear extension and single storey side extension

Address: 9 Culbert Avenue, Manchester, M20 6HB

Ward(s): Didsbury East Ward

Applicant: Sam Waddington

Agent (if any): Jenny Cox, Hive Architects Studio Ltd

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: 21 July 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 12 July 2023 Expired: 2 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 smooth and roughcast white render with a grey concrete tile hipped roof. The property features white uPVC windows, a grassy front garden, a front porch canopy, 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

Culbert Avenue is a residential cul-de-sac situated within the Didsbury East ward of Manchester, close to Fog Lane Park, Kingsway (A34), and Burnage Nature Wood Fields. The area is primarily residential in terms of its character, consisting of semi-detached and terraced 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 part single/part two storey rear extension and single storey side extension.

Planning History

092625/FO/2010/S2 - Proposed over-cladding of non-traditionally constructed 'Corolite' houses Including exterior wall cladding, new windows, doors and canopies – **APPROVED** (26.07.2010).

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 part-single / part-two storey rear extension together with a single storey side 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.

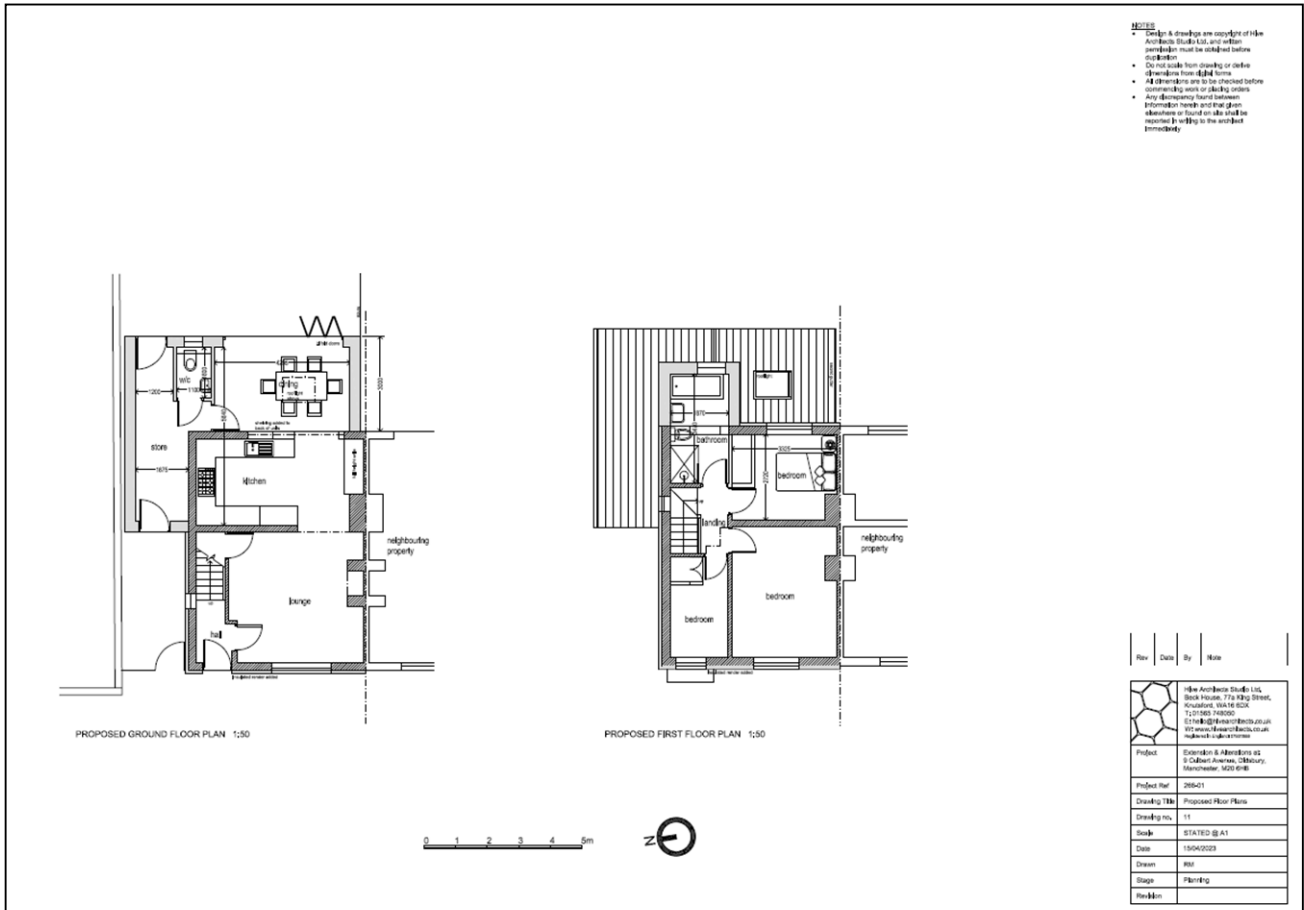


Figure 4. Submitted proposed plans.

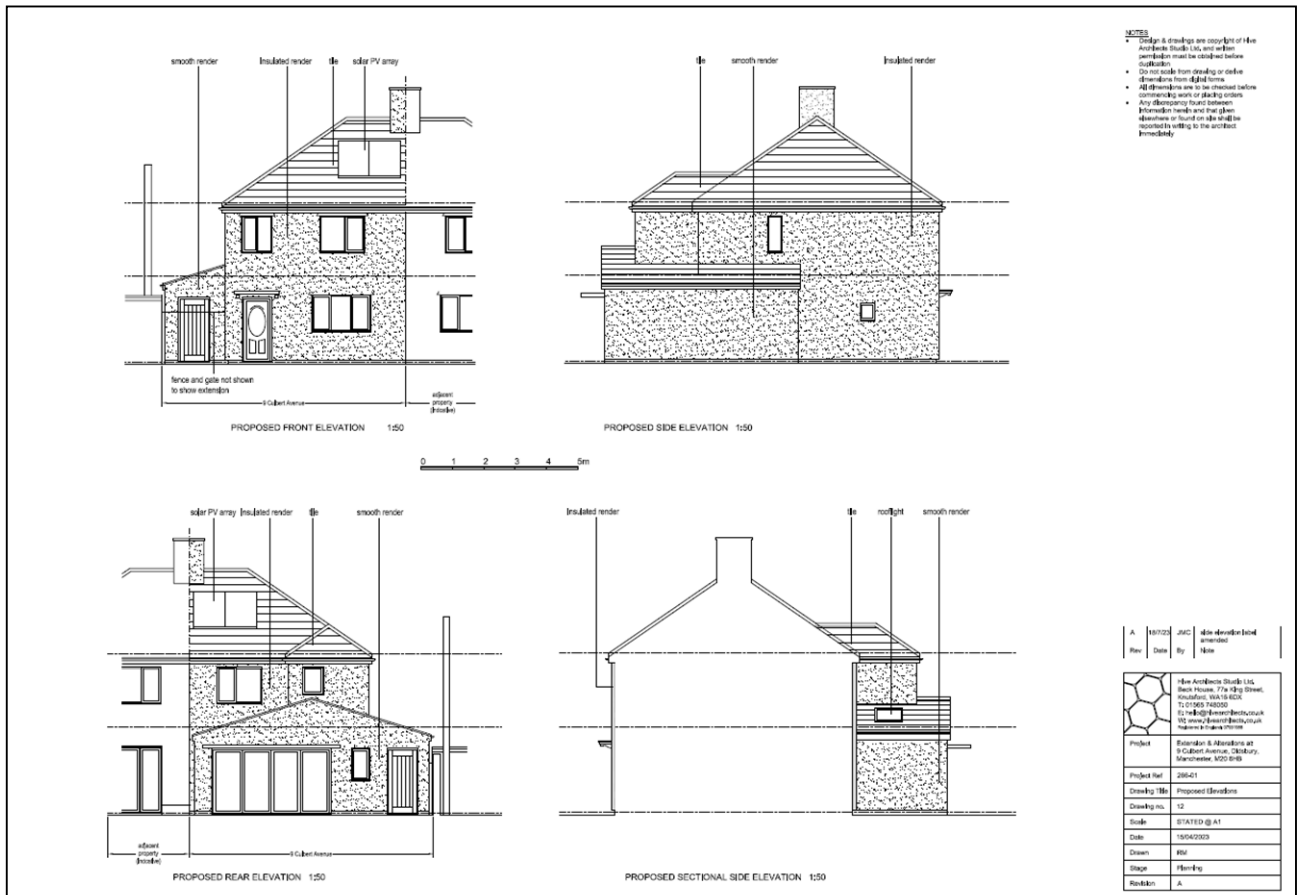


Figure 5. Submitted proposed elevations.

Siting, scale, and massing – the part-single / part-two storey extension would be sited at the side and rear of the property, wrapping around its northern and eastern elevations.

At ground floor level, the extension would project 3m rearwards, with an overall length / depth of 6.208m along the property's northern elevation, a sideward projection of 2.025m, and an overall width of 7.495m. Featuring a dual pitch roof, the ground floor element of the extension would measure to 3.821m in height, with an eaves height of 2.423m. A gap of 0.16m would be maintained to the boundary with No.11 Culbert Avenue, whilst a gap of 0.112m would be maintained to the plot's northern boundary.

The first-floor element of the extension would be sited 3.147m away from the boundary shared with No.11 Culbert Avenue at the north-eastern corner of the host dwellinghouse. It would project 2.025m rearwards, with a width of 2.571m, hipped roof height of 6.214m (set 3.217m below the main roof ridge), and an eaves height of 4.923m (to match the existing).

The extension is considered to have dimensions which are understood as being subservient to the host dwellinghouse. Moreover, its maximum rearward projection (of 3m), accords with the limit stipulated under policy DC1 (of 3.65m). The siting, scale, and massing of the proposal is therefore considered acceptable as the proposed development would not result in an 'excessively large or bulky' addition to the property, thus according with policies SP1 and DM1 of the Core Strategy.

Appearance and visual amenity – the extension would feature smooth white render to match the existing present on the principal elevation of the property in addition to roof tiles to match the existing, uPVC windows and uPVC and aluminium doors.

At ground floor level, the extension would feature one inward-opening door along its front elevation, with blank side elevations. Its rear elevation would feature one inward-opening door, one window, and a set of aluminium bi-folding doors. One flat skylight would be featured on the south facing slope of the extension's dual pitch roof. At first-floor level, the extension would feature one window along its rear elevation and would have blank side elevations.

The extension is relatively standard in terms of its scale and design for developments of this type and would be in-keeping with the overall precedent of residential extensions in this locality. The majority of the proposal would be sited at the back of the property and, as such, would not be visible within the street scene or public realm, thus having a minimal impact upon the visual amenity of the area. Moreover, though the 'side' portion of the extension would be visible from the street, its use of matching materials should ensure that it would not form a visually prominent feature. 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 extension 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 – the proposed extension would have a minimal impact upon the residential amenity of neighbouring occupants due to its relatively minor rearward projection (3m at ground floor level, 2.025m at first floor), in addition to its 3.147m gap to the shared boundary at first floor level and its siting to the north of the adjoining semi, with no residential properties situated to its immediate north. With this in mind, 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, due to its siting towards the back of the property, away from the street scene and neighbouring dwellinghouses. Its blank side elevations should also ensure that the privacy of neighbouring occupiers is not compromised. In addition, no objections were received in response to this application.

The proposal is therefore considered acceptable in regard to its minimal effect upon residential amenity, thereby according with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

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 retrofitting the host dwellinghouse through the application of smooth white insulated render to all of its elevations. The colour and finish of the proposed render would match that of the existing principal elevation, which presently features smooth render, as well as matching the appearance of the render to be used on the proposed extension. This alteration is considered acceptable given its minimal impact upon existing levels of visual and residential amenity as well as its potential to improve the thermal qualities and energy efficiency of the application property.

The proposal also includes the installation of photovoltaic panels to the front-facing and rear-facing roof slopes of the host dwellinghouse. These alterations are able to be undertaken under permitted development and, as such, have not been assessed within this report.

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. Minor 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:

-‘Proposed Floor Plans’, numbered ‘11’, stamped as received by the City Council as Local Planning Authority on the 13th June 2023.

-‘Proposed Elevations’, numbered ‘12 REV A’, stamped as received by the City Council as Local Planning Authority on the 18th 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, approved plans, and agent email correspondence (dated to the 18th July 2023), including smooth white render to match that of the existing front elevation of the property and roof tiles to match the existing.

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

292A Parrs Wood Road, Manchester, M20 6JY
7 Culbert Avenue, Manchester, M20 6HB
296 Parrs Wood Road, Manchester, M20 6JY
294 Parrs Wood Road, Manchester, M20 6JY
11 Culbert Avenue, Manchester, M20 6HB

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
Area Team Boundary - Name: SOUTH AREA