

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137120/FH/2023

Date registered valid: 8 June 2023

Proposal: Erection of a part single, part two storey side and part single part two storey rear extension together with the installation of a rear dormer to form additional living accommodation

Address: 3 Grange Avenue, Manchester, M19 2EY

Ward(s): Burnage Ward

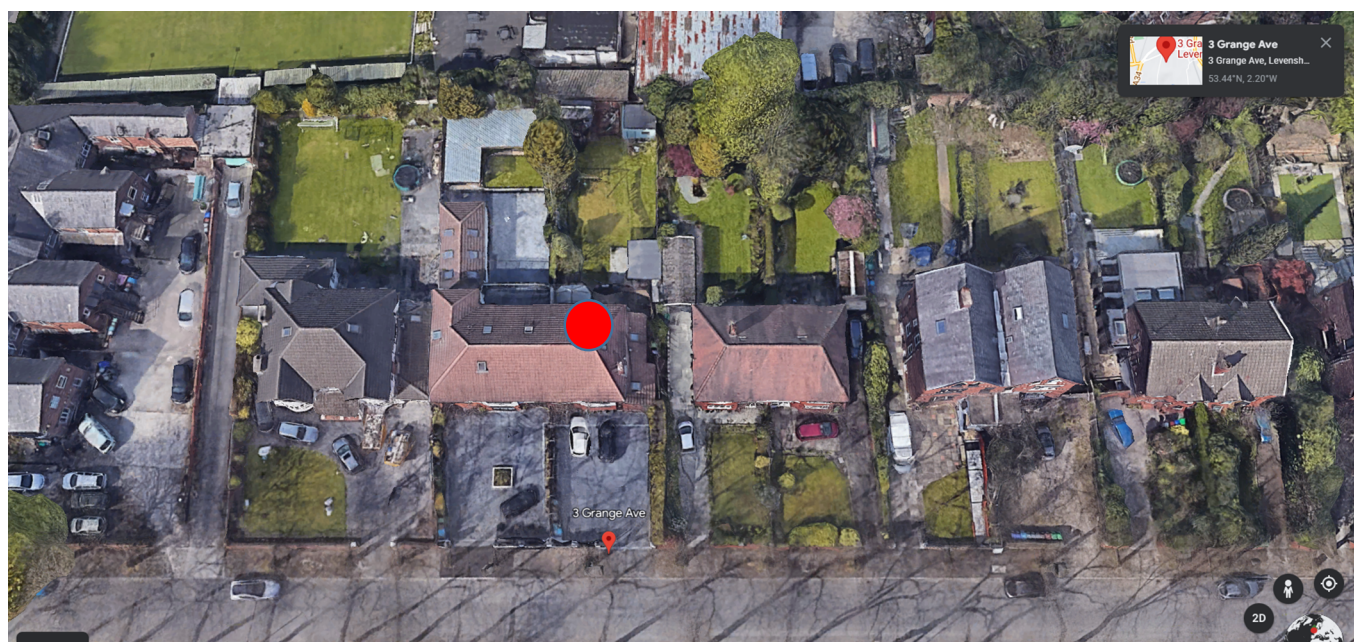
Applicant: Mr M Shahzad

Agent (if any): Mr Nadeam Khan NK Architectural

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6th September 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	11 July 2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 16 June 2023 Expired: 7 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

This application relates to a two storey semi detached property in the Burnage ward area of Manchester and forms part of a linked collection of relatively large properties, comprising of 'The Grange', 1 and 3 Grange Avenue. The application property has a large expanse of hardstanding to the front and proportionate sized rear garden. The property is situated on the north side of Grange Avenue and is located in a residential area. Beech House Bowling Club is located to the rear beyond the northern boundary. The existing house has previously undergone enlargements to the side and rear.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature surrounded by varying sized properties some which are terraced, semi detached and detached.

Description of development

The applicant is seeking planning permission for the erection of a part single, part two storey side and part single part two storey rear extension together with the installation of a rear dormer to form additional living accommodation.

Consultations & Notification Responses

First consultation

Consultations – two letters of objection as a result of the proposal have been received. Summary of comments as follows:

- The gable roof is out of character with the street scene.
- The large one sided dormer is out of character and would be an intrusion on privacy.
- The large floor to ceiling windows on the double storey rear extension would be an intrusion to privacy.
- Oppose the planning application the introduction of an asymmetrical roof design would disrupt the visual harmony of the entire neighbourhood and detract from the overall aesthetic appeal of the property.
- Additionally, the inclusion of a dormer, raises concerns regarding privacy.
- The cumulative length of the double-storey rear extension and single-storey rear extension, would impact on light and cast a shadow restricting the amount of natural light
- Approving this application would compromise the aesthetic appeal of the property and the surrounding neighbourhood.

Revised Consultation

Local residents were consulted with the revised proposals. There have been three letters of objection from two local residents: Summary of comments as follows:

- The applicant has now removed the balcony/terrace, however, will have large floor to ceiling windows to the rear which open up to a flat roof. will in the future use this as balcony similar to its neighbour
- Overlooking from balcony flat roof, loss of privacy
- Concerned about the implications of this proposed development
- This proposal's adverse effects on light access and quality are unacceptable.
- The positioning of the dormer would be detrimental to the privacy and well-being of all residents
- The inclusion of a flat roof with door access as part of this proposal raises the alarm for all this design feature could be exploited as a balcony, compromising privacy
- The proposed development's design, with its inconsistent roofline and varied levels, threatens to disrupt the harmonious streetscape that interrupts the cohesion of the street scene
- Overshadowing and loss of light
- The proposed close proximity of the building to the boundary could result in a terraced row of houses adversely affecting the existing semi-detached nature of these homes and the overall character of the area.
- The proposed extension could potentially increase the number of occupants in the premises, raising concerns about parking availability, traffic congestion, and noise levels

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

Previous planning applications relating to this site as follows:

136566/FH/2023 - Recv: 23.03.2023 - Application Withdrawn - 18.05.2023 Erection of a two storey side extension; erection of a part single/part two storey rear extension with first floor terraced area; erection of a rear dormer extension

071142/FH/2004/N2 - Recv: 17.03.2004 - Application Refused - 12.05.2004 Demolition of existing garage and erection of two storey side extension to form garage with bedrooms above

F05836 - Recv: 19.11.1976 - Application Approved - 11.02.1977 Erection of a front porch and a car-port and garage at the side of the dwellinghouse.

Residential amenity

There were raised concerns to the initial plans and the revised proposal by local residents. The City Council shared those concerns and following negotiations with the applicant/agent, the proposal has been revised to reduce the dormer on the rear and set back the first floor element

from the front principle elevation to a total of 2.0m to overcome terracing. The roof has been amended to show a hip instead of a gable and the element of projection along the shared boundary has been reduced in line with previous negotiations for the withdrawn planning application (**136566/FH/2023**).

In addition to a further notification being carried out, there were further concerns were raised relating to loss of privacy, increase in occupancy, overshadowing, use of the flat roof and noise levels.

Ground Floor

The ground floor element of the proposal would adjoin the existing rear wall of the garage and would extend along the side with a projection beyond the rear wall measuring 6.0m. The extension wrap around the property extending across the rear wall up to the shared boundary with the adjoining property no. Grange Avenue. The roof to the front would be a mono pitch sloping roof with a flat roof to the rear. Given that there is a large expanse of flat roof to the rear and raised concerns regarding access to the roof, a condition has been attached to ensure that access is for maintenance only in order to protect from the potential to overlook nearby properties. No windows are proposed along the side with two windows and Bi folding doors on the rear elevation.

First Floor

The first floor would be set back from the principle elevation of the property measuring 2.0m extending along the side and projecting beyond the rear wall measuring 2.5m. A first floor rear element would project off the rear wall by 4.00m extending across the rear wall measuring 5.0m and retaining a gap to the shared boundary with the adjoining semi detached property no. 1 Grange Avenue. The roof would be hipped to reflect the existing roof design of the host dwelling house. Windows are proposed on the front elevation however, the proposals approach is to a more conventional design in terms of rear glazing which is acceptable against saved UDP policy DC1. The Juliet balconies are considered to be acceptable and in terms of overlooking or loss of privacy would no more provide any further additional harm than an existing rear bedroom window at first floor.

Rear dormer

In addition, the applicant proposes the construction of a rear flat roof dormer window which would be set down from the original ridge height of the host dwelling and set in from the side walls of the property significantly. Two windows are proposed overlooking the rear of the garden area. It is not thought that windows in the location would provide any further overlooking than that of the existing rear view windows and therefore is considered to be acceptable.

The City Council considers the addition of a dormer to the roof acceptable especially given that the ridge height is no higher than the existing. It is therefore considered that the dormer would not provide a detrimental outlook on the adjoining properties or the surrounding area and is not believed to impact upon the visual amenity of the area.

The City Council considers that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. The proposal is considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers. Extensions to the front, side and rear are particularly popular in this area, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

Following changes to the scheme, on balance, the extensions are not considered to be overly large, are not unduly excessive and are comparable in terms of size and its position to others found in the immediate area. The extensions have been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed extension can be acceptably accommodated at the application property retaining a large proportion of amenity space to the site.

It is considered that the proposal would not interfere with the existing characteristics of the area and given the orientation of the application site, it is not considered that there would be any significant loss of light or overshadowing as a result of the proposal. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extensions to the side and rear including the addition to the roof at the rear.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching brick, render and tile as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable

Disabled access

Car parking

Off street car parking still remains at the front of the property and therefore is unaffected by this proposal.

Refuse

The storage of refuse bins are not affected by the proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited

and designed to ensure that it is in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Stamped received on 31st May 2023 numbered A102 Revision A Existing and Proposed Ground Floor Plans

Stamped received on 2nd August 2023 numbered A103 Revision F Proposed Elevations

Stamped received on 2nd August 2023 numbered A106 Revision F Proposed First and second Floor Plans

Reason - To ensure that 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 as stated on the Householder Application Form in type, size, colour and texture.

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) The proposed flat roof shown on plan references received on 2nd August 2023 numbered A103 Revision F Proposed Elevations hereby approved, shall function as a roof only and shall not be used for any other purpose, including for the purpose of recreation associated with any use of the roofs as a verandah and shall not include the provision of a balcony or any other raised platform.

Reason - In the interests of residential amenity to protect neighbouring occupiers from overlooking or perceived overlooking in accordance with saved policy DC1 and policy DM1 of the Development Plan for Manchester.

Appendix 1 – List of consultees & neighbours notified

LITTLE SPORTS COACHING LTD, Unit C, Ross Avenue, Manchester, M19 2HW
Unit A, Ross Avenue, Manchester, M19 2FU
Unit B, Ross Avenue, Manchester, M19 2FU
Unit D, Ross Avenue, Manchester, M19 2FU
Beech House Bowling And Social Club, Ross Avenue, Manchester, M19 2HW
2 Deanbank Avenue, Manchester, M19 2EZ
1 Deanbank Avenue, Manchester, M19 2EZ
1 Grange Avenue, Manchester, M19 2EY
5 Grange Avenue, Manchester, M19 2EY
Flat Above, Royal British Legion, Ross Avenue, Manchester, M19 2HW

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA