

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 137277/FH/2023

**Date registered valid:** 19 June 2023

**Proposal:** Erection of a part single part 2 storey side and rear extensions together with hip to gable roof extension to form additional living accommodation

**Address:** 27 Glendale Avenue, Manchester, M19 1EH

**Ward(s):** Burnage Ward

**Applicant:** Mr Shaban Hussain

**Agent (if any):** Mr Jawad Hashmat

**Case officer:** Janet Lawless  
Tel: 0161 234 4535  
Email: [janet.lawless@manchester.gov.uk](mailto:janet.lawless@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 6 September 2023

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** August 2023

### **Standard consultations:**

Printed: 21 June 2023      Expired: 12 July 2023

### **Neighbour notifications**

Printed: 16 August 2023      Expired: 6 September 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**

The property that is the subject of this householder application is a red brick and render 2 storey semi-detached dwellinghouse. It has a hipped tiled roof and UPVC windows with a bay window to the ground floor with a front porch attached to the bay. There is a small front garden, which has mainly been paved over, with the paving continuing alongside the property leading via a car port to the rear garden area where there is a free-standing garage.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

### **Description of area**

Glendale Avenue is a residential cul-de-sac situated within the Burnage ward of Manchester, close to Cringle Playing Fields, Cringle Park, and Levenshulme High School. The area is primarily residential in terms of its character, consisting of detached and semi-detached residential properties and benefits from its proximity to outdoor green / amenity spaces.

### **Description of development**

The proposal is for the erection of a two-storey side and part single part 2 storey rear extension together with a hip to gable conversion to create additional living accommodation in the form of extended kitchen diner, additional lounge and a ground floor bathroom. There are 2 further bedrooms proposed at the first floor.

## **Consultations & Notification Responses**

Local Residents were informed- (two rounds of consultations sent) One representation has been received on the first round stating that they have no objections to the proposal subject to the scheme not compromising their privacy. No representations received 2nd round.

Flood Risk Management- no objections and recommend the attachment of an informative to any consent granted.

## Issues

### POLICIES

#### UNITARY DEVELOPMENT PLAN SAVED POLICIES

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and the following criteria:

- a) they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b) they do not create an undue loss of sunlight, daylight or privacy
- c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details
- d) they would not result in the loss of off street car parking in a situation where there is so severe an existing on street car parking problem that unacceptable additional pressures would be created

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved

As a guide and without prejudice to the generality of this policy, the council will normally permit 2 storey house extensions which, when built, would leave a minimum of 1.52m (5ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

### The National Planning Policy Framework

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other Documents.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: Chapter 12: Achieving well designed places.

It is considered that the style of the extension and the use of matching materials will ensure that the development is suitably related to the existing building and its context. Chapter 12 has therefore been positively responded to.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

## ISSUES

### **Principle**

The principle of extending existing residential accommodation to create additional living accommodation in an established residential area is considered acceptable. Full assessment however must be given to any impacts upon residential and visual amenity. and upon the character of the area.

### **Residential / Visual Amenity.**

The submitted application is for the erection of a part single/part two storey side and rear extensions together with a hip to gable roof extension and erection of single storey front porch and associated mono-pitched roof over existing bay. The extension to the existing dwellinghouse would provide additional living accommodation in the form of extended kitchen diner, additional lounge and a ground floor bathroom. There are 2 further bedrooms proposed at the first floor.

The extension to the side would be set back from the front of the property by 1.12 metres to the ground floor and 2 metres at the first floor. It would project from the rear building line by 3.35 metres with the ground floor element having a width of 7.86 metres. The first floor extension would have a width of 5.11 metres overall, with the side extension forming 2.80 metres of the overall total, and would be set down from the existing ridge line of the host property. The roof line would change from a hip to gable. The first- floor extension would be set in at first floor off the common boundary with number 25 Glendale Avenue by 2.75 metres, and there would be a gap retained to the neighbouring boundary of number 29 Glendale Avenue. There would be no windows within the elevations overlooking the common boundaries, with the windows

overlooking the applicants own garden to either the front or rear of the property. Given the set back from the front It is not highly visible and with this and the set down of the roof line, would not result in any terracing effect. The rearward projection is relatively modest and being set in at the first floor from the adjoining semi- detached is not considered that it would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties.

The neighbouring property at number 29 Glendale Avenue also has a 2 storey rearward projection extension together with a dormer extension. There are no windows on the side elevation of either the original or extended property, as such it is not considered that number 29 Glendale will be impacted by the proposed development. On the adjoining property boundary with number 25 there is a large gap retained at the first floor between the adjoining properties, and as such it is not considered that there would be any negative impacts arising from overlooking, loss of light or loss of privacy.

Given the relationship of the proposed development to the two properties, the lack of habitable room windows on the side elevations, and the relatively modest amount of development it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

The existing roof line is proposed to go from a hip to gable. There are no windows proposed in the side elevations, with windows proposed in the front and rear looking over the applicants own garden area. Given the set back and drop down, the property is not incongruous within the street scene, and retaining subservience to the existing property. The materials to be used would match those of the existing house, and it is not considered that the proposal would have a detrimental impact upon the character of the property itself, the area within which it is located nor upon the visual amenity of the neighbouring properties.

The proposal would post development retain a good sized amount of usable amenity space for the occupants of number 27 Glendale Avenue, without impinging on the private space of the neighbouring properties.

The materials to be used would match those of the existing property and an appropriate condition to that effect would be attached to any consent granted.

Given that the neighbouring property has a similar extension, the potential development gap has been shared.

**Design and Siting-** The design is similar to other properties within the immediate and wider area and consideration has been given to the proposed siting reducing the bulk and massing on the common boundaries. The porch to the front is similar to others that have been erected within the area, and is considered acceptable

**Bin Storage-** The bins are currently stored in the rear garden. This has not been covered in the detail as to where the bins would be stored post development. As such a condition requiring the details of the design and location of an appropriate bin store will be attached to any consent granted.

**Parking-** The proposal will retain space for in curtilage parking to the front of the property. Provision of one space in curtilage is achieved and this is in line with national and local policy.

Overall the proposed extensions are considered not to create any significant impact in terms of visual and residential amenity within the character of the general area. There are other properties within the immediate area that have also had the benefit of similar extensions to those proposed for 27 Glendale Avenue.

## **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**

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance there were no additional negotiations required, and the application has been determined in a timely manner.

### **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:

00A- Parking Layout and Site Plan received 15th August 2023

02- Proposed Plans and Elevations received 15th August 2023

03- Proposed Side Elevations received 15th August 2023

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 of the existing building in type, size, colour and texture, and as stated on the Householder Application Form.

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) Prior to the occupation of the development hereby approved, the details of a bin store including size, location and materials shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented, and thereafter retained and maintained so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

## **Informatives**

1) The site is within Flood Zone 2. The applicant is encouraged to consider signing up for Environment Agency Flood Warnings - <https://www.gov.uk/sign-up-for-flood-warnings>

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

### **INFORMATIVE:**

MCC records highlights an underground culverted ordinary watercourse (Willow Brook) is located within close proximity to the site (approximately 23m north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

## **Appendix 1 – List of consultees & neighbours notified**

MCC Flood Risk Management

30 Glendale Avenue, Manchester, M19 1FF  
28 Glendale Avenue, Manchester, M19 1FF  
26 Glendale Avenue, Manchester, M19 1FF  
29 Glendale Avenue, Manchester, M19 1EH  
25 Glendale Avenue, Manchester, M19 1EH  
28 Hembury Avenue, Manchester, M19 1FH  
26 Hembury Avenue, Manchester, M19 1FH  
32 Glendale Avenue, Manchester, M19 1FF

## **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  
Flood Zones Type 2 (low to medium risk) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: SOUTH AREA