

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136613/FH/2023
Date registered valid: 29 March 2023
Proposal: Erection of part single, part two storey side and rear extension, together with a roof dormer to the rear
Address: 5 Maureen Avenue, Manchester, M8 5AR
Ward(s): Crumpsall Ward

Applicant: Mr Noora Ahmed
Agent (if any): Mr Sohail Musa SMS Architecture
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVAL
Date of recommendation: 17.08.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 April 2023

Standard consultations:

Printed: 14 April 2023 Expired: 5 May 2023

Neighbour notifications

Printed: 14 April 2023 Expired: 5 May 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

This application relates to 5 Maureen Avenue, Crumpsall. It is a two storey red brick semi detached property. The property benefits from a front garden and amenity space to the front and side that offers off street car parking and a relatively large rear garden area. Boundary treatment in the form of vegetation screening, timber fencing and a masonry wall occupy the shared and rear boundary.

The area is predominantly residential in nature with houses of similar size and style. Abraham Moss Centre is situated to the south of the site.

Description of development

The application seeks consent for the erection of a part single part two storey rear and side extension together with a roof dormer to the rear.

The proposal involves a two storey wraparound extension with the first floor setback from the principal elevation by 1 metre. As such, it would have approx. dimensions of Height 7.1 metres x Width 2.32 metres along front elevation and 8 metres along the rear elevation x Depth 12.1 metres x Rearward Projection 4 metres ground floor & 3.5 metres first floor. This element of the proposal would result in a hipped roof. The extension would run alongside the southern shared boundary with no. 3 Maureen Avenue and the first floor rear extension would be set approx. 3.2 metres away from the shared boundary with 7 Maureen Avenue.

The rear dormer would be sited within the original roofspace and have approximate dimensions of Height 2.1 metres x Width 5.8 metres x Depth 3.8 metres. The dormer would be sited adjacent to the northern shared boundary and the design of the dormer incorporates the rear windows being setback from the eaves. The dormer would consist of an additional bedroom and bathroom.

The proposal would create a store and extended kitchen and dining room along the ground floor with a study, bathroom and additional bedroom along the first floor.

The proposal would involve the insertion of a two front elevation windows, five rear elevation windows across the three floors, one side facing first floor window and two rear facing doors.

Materials to be used throughout the proposal would include brickwork to match the existing, roof tiles to match existing and UPVC windows to match existing.

It should be noted that a similar planning application was approved ref. 132435/FH/2021 however the main difference is the positioning of the part two storey rear extension. On the previous application the scheme was modified by removing the rear first floor corner bedroom and thus removing the two storey wraparound element.

Planning History

132435/FH/2021 Erection of a part single, part two storey side and rear extension together with installation of rear dormer to form additional living accommodation. APPLICATION APPROVED 02.11.2022

Consultations & Notification Responses

Local residents were notified however no responses were received.

Environmental Health had no objections to the proposal.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development,

creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.2 states that 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 original buildings);
- b. They do not create 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 scene by virtue of design, use of materials or construction details.

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
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

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

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- 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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Issues

Principle

The submitted application seeks planning permission for the erection of a part single part two storey side and rear extension, together with the installation of a rear roof dormer, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

In terms of the proposed part single part two storey side and rear extension and the potential impact on the non-adjointing neighbour no.3 Maureen situated adjacent to the southern boundary, consideration has been given to the height, size, and massing of the proposal and any impact it may have on the neighbouring properties. The proposal would flank the existing boundary with the extended side and rear wall of the property being approx. 5 metres from the rear of number 3 Maureen Avenue and protruding past the original rear building line along first floor level by 3 metres. However, it is deemed in this instance given the existing single storey built form along the southern boundary within no.3 Maureen Avenue's rear garden that a limited overbearing presence would occur from this extension, as a result of the distance and built form between the extension and rear amenity space of the neighbouring property. Further, no fenestration elements are proposed along the rear extension's side elevation and thus retaining privacy levels for neighbouring dwellings.

Given the orientation of the properties along Maureen Avenue it is not considered that the extension would contribute to overshadowing or loss of light implications to the property adjacent to the southern boundary. As outlined above the two storey wraparound given its small scale nature and hipped roof profile would not add harmful residential or visual amenity impacts to no.3 Maureen Avenue, pursuant to saved UDP Policy DC1 and SP1 and DM1.

As outlined above, the proposed part single part two storey rear extension would include a first floor set-in dimension from the northern boundary of 3.2 metres, reducing the bulkiness of the extension and preventing an overbearing feature along this shared boundary. It is deemed that the set-in dimension would also mitigate against significant overlooking and loss of privacy implications during the morning and evening afternoon sun.

Further, it should be noted that the rearward projection of the ground floor element of the extension is longer than referred to in with DC1 with an overall length of 4 metres, however it is deemed that the relatively small scale nature of the projection and the large rear garden of the host property that the proposal would not give rise to significant adverse impacts to visual and residential amenity to the neighbouring properties as to warrant refusal to the proposed development.

Fenestration elements are proposed along the front, rear and side elevations overlooking the front, rear and side amenity space. The first-floor side facing windows are located within bathrooms and as such shall be obscurely glazed to prevent overlooking and loss of privacy implications to the neighbouring property.

The proposed extension would become visible from Maureen Avenue's streetscene, however the extension is set-back from front of the main dwelling and is subservient to the existing house and would have an acceptable appearance with materials to match the existing and is subservient to the existing house and would have an acceptable appearance with materials to match the existing brickwork, it is considered acceptable and not thought to significantly harm the visual amenity of the house or the wider area, the latter of which is not in a conservation area.

The proposed rear dormer would have approx. dimension of Height 2.1 metres x Width 5.8 metres x Depth 3.8 metres and the proposal's nature of works is not considered to impact upon light or outlook of surrounding occupiers. The design of the dormer incorporates the rear windows being slightly set-back from the eaves (0.1metres) and would replicate views from second floor windows. Therefore it is deemed the proposal is acceptable and is not thought to significantly harm the residential amenity of the surrounding neighbouring occupiers.

Due to the arrangement and siting of the neighbouring properties there is sufficient distance to the rear of the boundary with properties along Crescent Avenue that it would not form a feature within either streetscene and the character of the area will remain unharmed. Therefore, installation of a rear dormer is considered acceptable and is not thought to significantly harm the visual amenity of the house or the wider area, the latter of which is not a conservation area.

Height Scale and Massing

The height of the proposed two storey side and rear and rear roof dormer appropriately relates to the height parameters of the existing building. The height of the proposed extensions have tied in with the existing building. The proposal includes an acceptable footprint of the extensions that is deemed appropriate for the application site, and it is considered that the proposed extensions responds well to the dimensions, design and siting of the neighbouring properties.

The materials of the proposed extensions will be finished to match the existing dwelling in type, shape and colour and a condition to match will be applied to any approval. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Car Parking

The site plan indicates sufficient room to the front of the property to accommodate one space for off-street car parking with additional room for on-street car parking along Maureen Avenue.

Waste Management

It should be noted that during the site visit the bins were stored along the side of the original dwelling. In the interests of visual amenity and the appearance of the street scene, a bin storage condition will be attached to any approval, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

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 to guide the application through all the stages of the planning process and resolve any issues that arose in dealing with the application.

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 drawings and documents: Local plan and drawings numbers:

Document: Application Form

Drawing: Floor Plans ref. 02

Drawing: Elevations ref.03

Drawing: Site Plan

All stamped as received by the City Council as Local Planning Authority on 29 March 2023

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012).

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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) 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 interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 and DM1.

- 5) The first floor bathroom window located on the side elevation shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent and shall remain so in perpetuity.

Reason- To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

- 6) Details of a secure and ventilated bin store shall be submitted to approved by the City Council as Local Planning Authority. The approved bin store shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

8 Maureen Avenue, Manchester, M8 5AR
3 Maureen Avenue, Manchester, M8 5AR
7 Maureen Avenue, Manchester, M8 5AR
6 Crescent Avenue, Manchester, M8 5UD
6 Maureen Avenue, Manchester, M8 5AR
10 Maureen Avenue, Manchester, M8 5AR
8 Crescent Avenue, Manchester, M8 5UD
4 Crescent Avenue, Manchester, M8 5UD

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA