

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137241/FO/2023
Date registered valid: 9 June 2023
Proposal: Erection of single storey side extension to form additional living accommodation
Address: 30 Collin Avenue, Manchester, M18 7PT
Ward(s): Longsight Ward

Applicant: Mr Phemey George
Agent (if any): Mr Michael Baluwa, FMB Design Ltd--Architects
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 02 August 2023

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit: 22 June 2023

Standard consultations: Printed: 16 June 2023 Expired: 7 July 2023

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

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 redbrick with a red concrete tile dual pitch roof with a gable end roof form to the front. The property features white uPVC windows, a front porch canopy, tarmac driveway, single storey rear / conservatory extension, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation of property.



Figure 2. Rear elevation of property.



Figure 3. Rear garden.

Description of area

Collin Avenue is a residential cul-de-sac situated within the Longsight ward of Manchester, close to Ryder Brow railway station, Sunny Brow Park and Sacred Heart Roman Catholic Church. The area is primarily residential in terms of its character, consisting of semi-detached and residential properties and benefits from its proximity to public transport links and public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey side extension to form additional living accommodation.

Planning History

072258/FO/2004/N2 - Residential development comprising of 4 bungalows and 22 two storey houses, including new access road from Collin Avenue – **WITHDRAWN** (15.09.2004).

073385/FO/2004/N2 - Erection of 22 x 2 storey houses and 4 bungalows, including diversion of footpath – **APPROVED** (22.11.2004).

128230/FO/2020 - Erection of a single storey side and rear extension to from garage and additional storage accommodation – **APPROVED** (20.11.2020).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Environmental health made no comments in response to this application.

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 extension in order to provide additional living space 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. However, consideration must be given to the proposal’s siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, and parking.

Siting, scale, and massing – the single storey extension would be sited along the southeastern edge of the property. It would be set back from the front elevation of the host dwellinghouse by 2.391m, with a sideward projection of 2.97m at the front and 3.58m at the rear, a length / depth of 5.84m, and a flat roof height of 3.297m. It would be sited along the boundary shared with No.28 Collin Avenue, with no gap maintained.

Given that the extension would not project beyond the original front elevation of the property, combined with the fact that it would be single storey with dimensions that would be subservient to those of the host dwellinghouse, the siting, scale and massing of the proposal is considered acceptable as the extension would not result in an ‘excessively large or bulky’ addition to the property, thus according with policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

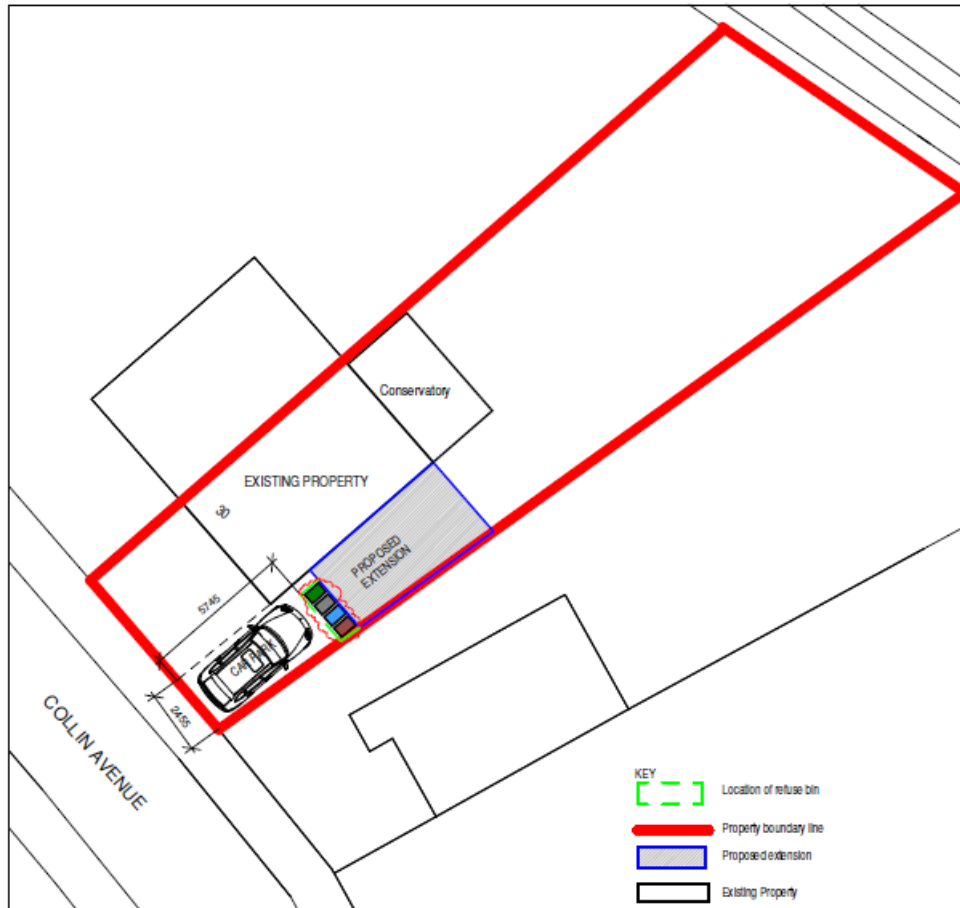


Figure 4. Submitted site plan.

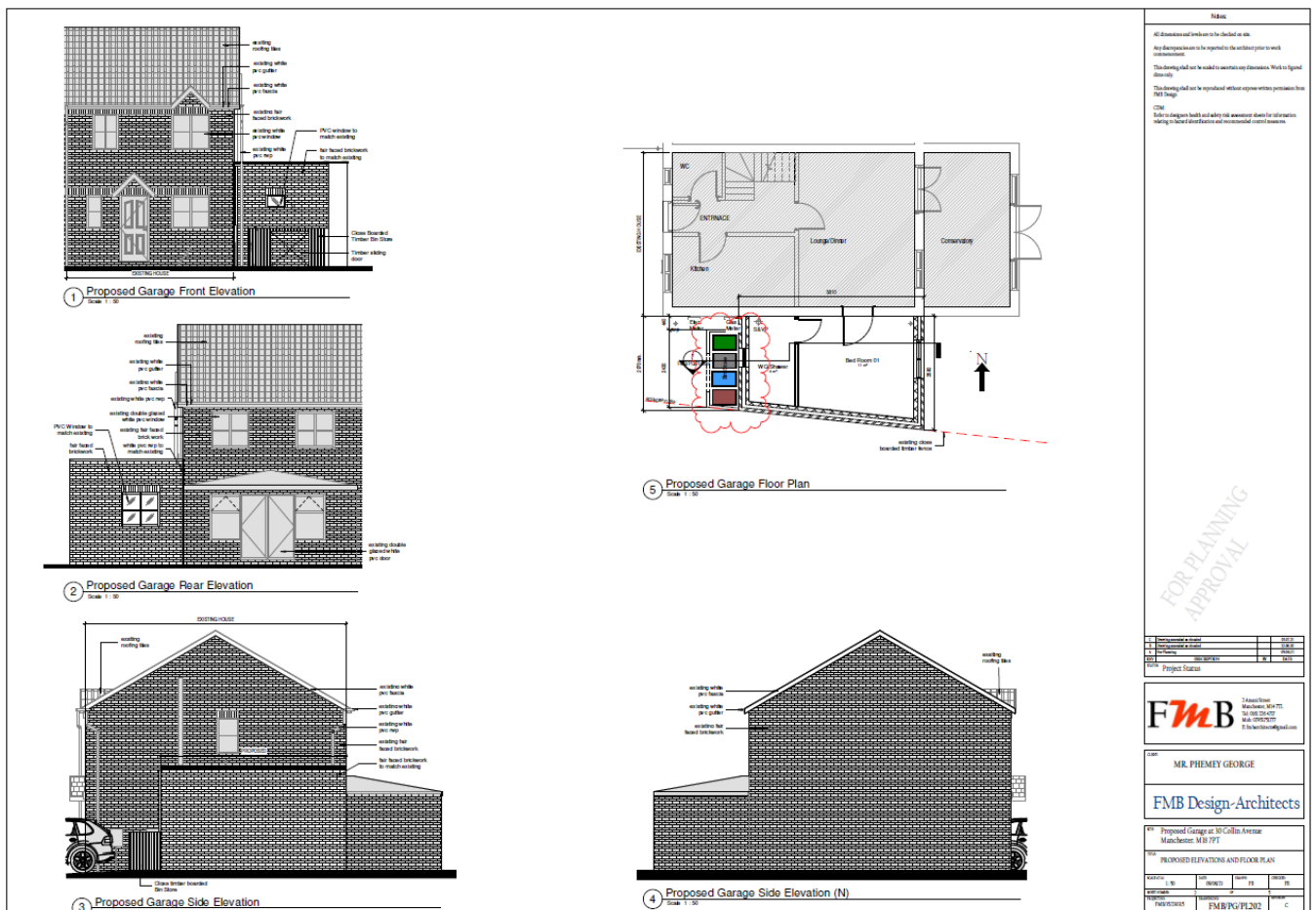


Figure 5. Submitted proposed ground floor plan and elevations.

Appearance and visual amenity – the extension would be built of materials that would be in-keeping with those already present at the property, including brickwork and windows to match the existing in addition to a flat roof. Its side elevation would be blank, whilst its front and rear elevations would each feature one window.

The proposal is relatively standard in terms of its design and scale for residential extensions in this locality and, though sited at the side of the property, the materials used would match the existing, meaning the development overall would not feature prominently within the street scene. Hence, the overall character of the dwellinghouse and its surrounding area would not be significantly harmed by these works.

The proposed development therefore accords with Core Strategy policies DM1 and SP1 as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single-storey and sited southeast of the host dwellinghouse (within its shadow), it is believed that the proposal would not significantly affect the current levels of residential amenity enjoyed by neighbouring residents. It is therefore understood 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. Its blank side elevation should also ensure that the privacy of neighbouring occupants is not compromised.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy as well as policy DC1 of the UDP.

Waste storage – implementation of the proposal would result in the loss of external access to the rear of the property, meaning refuse bins would have to be stored to the front. As such, details of a close boarded timber bin store have been included so as to mitigate the potential visual harm that unscreened bins would cause to the street scene.

The proposal therefore accords with policies DM1 and EN19 of the Core Strategy.

Parking – though the dimensions of the existing driveway would be reduced, a car parking space measuring to at least 2.4m by 4.8m would be retained, meaning the proposal should not result in a significant increase in on-street parking demands. The proposal is therefore acceptable in this regard.

Conclusion - given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as 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 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 documents labelled:

- 'PROPOSED ELEVATIONS AND FLOOR PLAN', numbered 'FMB/PG/PL202 REV C', stamped as received by the City Council as Local Planning Authority on the 4th July 2023.

- 'REFUSE BIN LOCATION', numbered 'FMB/PG/PL205 REV C', stamped as received by the City Council as Local Planning Authority on the 3rd 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 extension hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork 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.

4) The proposed bin store, shown on revised drawings 'PROPOSED ELEVATIONS AND FLOOR PLAN', numbered 'FMB/PG/PL202 REV C' and 'REFUSE BIN LOCATION', numbered 'FMB/PG/PL205 REV C', shall be implemented and be in place prior to the first use / occupation 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

49 Collin Avenue, Manchester, M18 7QB
47 Collin Avenue, Manchester, M18 7QB
45 Collin Avenue, Manchester, M18 7QB
41 Collin Avenue, Manchester, M18 7QB
39 Collin Avenue, Manchester, M18 7QB
34 Collin Avenue, Manchester, M18 7PT
32 Collin Avenue, Manchester, M18 7PT
28 Collin Avenue, Manchester, M18 7PT
19C Collin Avenue, Manchester, M18 7PT
51 Collin Avenue, Manchester, M18 7QB
43 Collin Avenue, Manchester, M18 7QB
37 Collin Avenue, Manchester, M18 7QB
31 Collin Avenue, Manchester, M18 7QB
25 Collin Avenue, Manchester, M18 7QB
35 Collin Avenue, Manchester, M18 7QB
33 Collin Avenue, Manchester, M18 7QB
29 Collin Avenue, Manchester, M18 7QB
27 Collin Avenue, Manchester, M18 7QB
23 Collin Avenue, Manchester, M18 7QB
21 Collin Avenue, Manchester, M18 7QB
53 Collin Avenue, Manchester, M18 7QB

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 - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA