

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136664/FH/2023

Date registered valid: 3 April 2023

Proposal: Erection of a single storey rear extension and a hip to gable roof extension with associated rear dormer to form additional living accommodation.

Address: 3 Longton Avenue, Manchester, M20 3JN

Ward(s): Old Moat Ward

Applicant: Ms Jane Meloy

Agent (if any): Mr Paul Cox, Paulcoxdesign Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 May 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03 May 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 25 April 2023 Expired: 16 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

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 tiled hipped roof. The property features white uPVC windows to the rear and grey aluminium framed windows to the front, including a two-storey bay, a modest front garden, paved driveway, single storey rear extension and detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation of No.3 Longton Avenue.



Figure 2. Proposed site of development.



Figure 3. Rear view of property.



Figure 4. Rear garden.

Description of area

Longton Avenue is a residential street situated within the Old Moat ward of Manchester, close to West Didsbury high street, Palatine Road (B5167), and the Christie Hospital. 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 transport networks such as the Metrolink tramline and main arterial bus routes into the City Centre.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension together with a hip-to-gable roof conversion with an associated rear dormer to form additional living accommodation.

Planning History

136665/FH/2023 - Single storey side and rear extension to provide additional living space. Works to existing roof to create new gable end and rear dormer loft extension – **APPLICATION RETURNED.**

Consultations & Notification Responses

Three letters have been received from three local residents in regard to this application. Their concerns can be summarised as follows:

- Concerns relating to how the proposal may affect the party wall, including potential damage caused.
- Loss of privacy as a result of the second-floor window which would overlook the rear gardens of neighbouring properties.
- Potential disruption and damage (and their associated financial costs) caused during construction activities (e.g., noise, dust, damage to shared fences, restricted access to outdoor spaces, loss of privacy due to the presence of construction staff).
- Potential damage to the environment and adjacent garden landscapes, including potential damage to mature trees and the resultant detrimental impact to visual amenity.
- Rear extension would be imposing and would cause a loss of light to neighbouring properties, affecting their residential amenity.
- Concerns relating to the property's potential to be used as an HMO.
- Overdevelopment of the roof space.
- The dormer's full-length doors / windows with glass balustrades would result in overlooking of neighbouring properties as well as noise issues when in use.
- Concerns relating to the proposed roof materials.
- Concerns relating to the use of different scales on the submitted drawings. Difficult to gauge the proposed space.
- Concerns relating to demolishing the existing detached garage / outbuilding. The garage forms a boundary at present, which secures neighbouring properties from theft.

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

General Permitted Development Order (GDPO, 2015)

- Schedule 2 – Permitted Development Rights

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 and rear extension, hip-to-gable roof conversion and rear dormer extension in order to provide additional space for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes rather than move. However, consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the single storey extension would be sited at the side and rear of the property, replacing the existing extension and detached outbuilding. It would project 5.179m from the rear elevation of the host dwellinghouse with a total length / depth of 5.53m, width of 8.465m and flat roof height of 3.76m. It would be sited along the boundary shared with No.5 Longton Avenue and would maintain a gap of 1m to the boundary shared with No.1 Longton Avenue and No.74 and No.76 Palatine Road.

The 5.179m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable given that it would replace the existing single storey rear extension (which also has a rearward projection of 5.179m), would be sited along a shared

boundary with a property that also possesses a lengthy rear extension (with a 5.164m rearward projection) and would maintain a 1m gap to the boundary shared with No.1 Longton Avenue, and No.74 and No.76 Palatine Road. Sited within the confines of the property's spacious rear garden, the proposed side and rear extension is understood as being subservient to the host dwellinghouse in terms of its dimensions and would not result in a disproportionate loss of outdoor amenity space for the occupants. As such, its siting, scale, and massing is considered to be appropriate for its context.

The proposal also includes a hip-to-gable roof conversion with a rear dormer extension. The roof conversion would be situated at the southeast edge of the roof, measuring to 10.56m in length / depth, 5.444m in width and 3.1m in height, which would be subservient to the existing roof of the dwellinghouse as well as being similar in appearance to other hip-to-gable roof conversions in this locale, namely those present at No.5, No.10, No.17, No.24 and No.26. The dormer would be situated at the rear of the property, set 0.339m below the ridge and 0.7m above the eaves. It would not occupy the full width of the roof, leaving a gap of 0.916m to the boundary shared with No.5 Longton Avenue and a gap of 0.949m to the proposed gable end. Its dimensions would be as follows: 4.4m in length / depth, 5.3m in width and 2.59m in height with a resulting volume of 30.2 cubic metres and a slightly sloped flat roof. A local resident raised concerns relating to the proposal resulting in an overdevelopment of the property's roof space. It should however be noted that, these developments are understood as being close to permitted development, with the inclusion of a second-floor side window being the only quality which prevents them from being so. This side window has been conditioned to be obscurely glazed to protect the residential amenity of neighbouring occupants and, as such, the aforementioned concerns do not warrant the refusal of this application.

Overall, the siting, scale and massing of the proposed developments is considered acceptable as they are not considered to result in 'excessively large or bulky' additions to the property, with the proposal therefore being deemed acceptable due to its accordance with policy DC1 of the UDP and policies DM1 and SP1 of the Core Strategy.

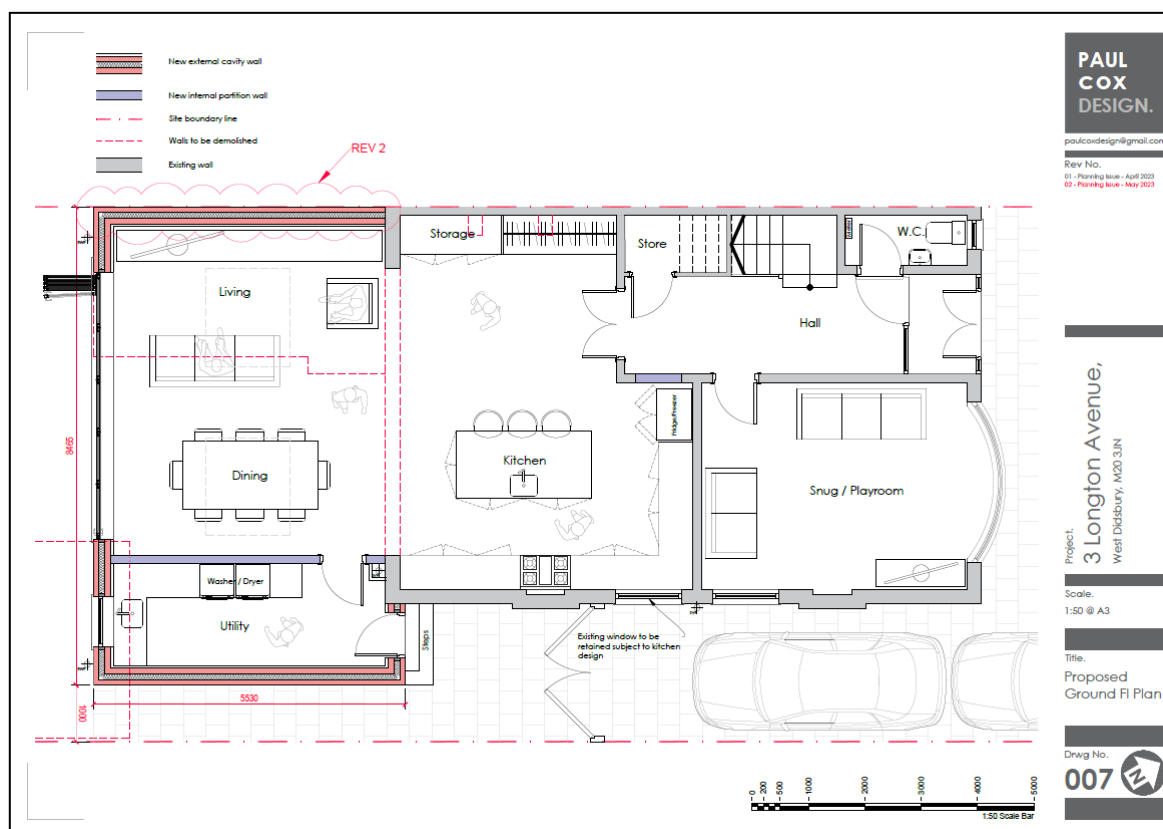


Figure 5. Proposed ground floor plan, as submitted by the applicant's agent.

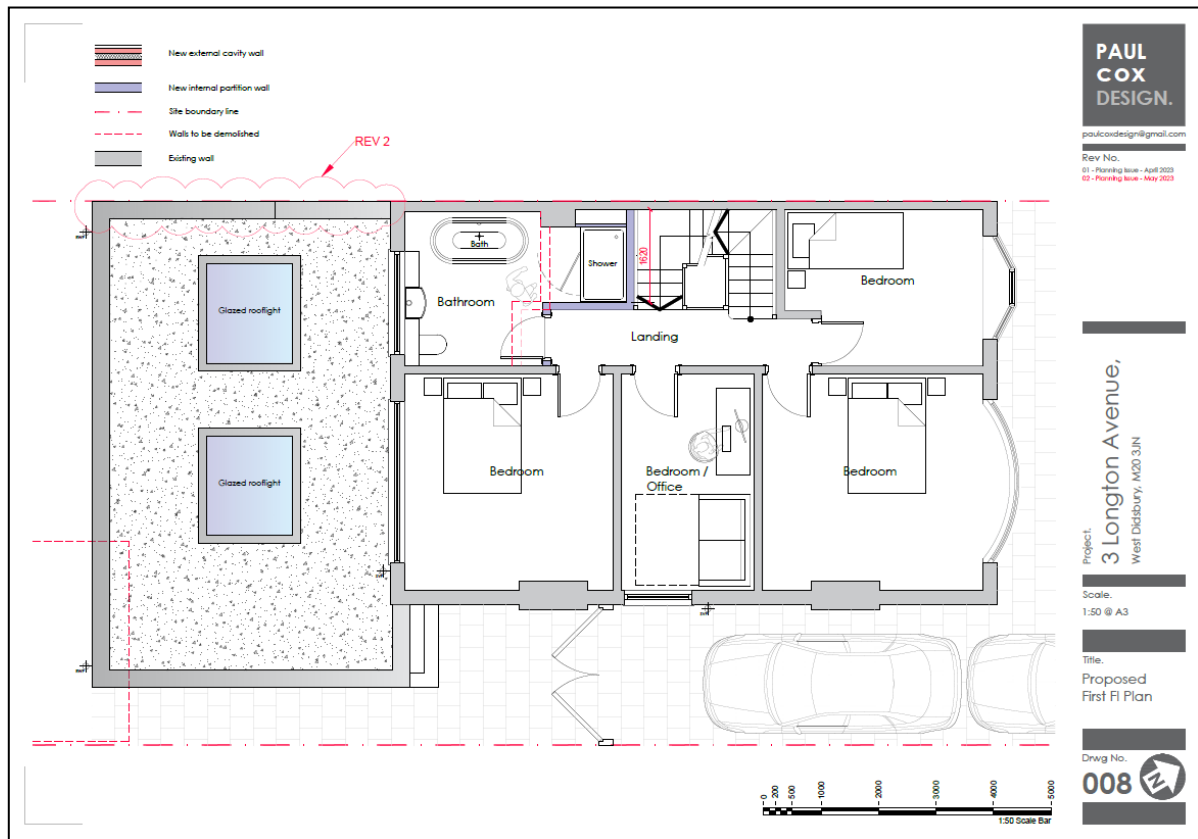


Figure 6. Proposed first floor plan, as submitted by the applicant's agent.

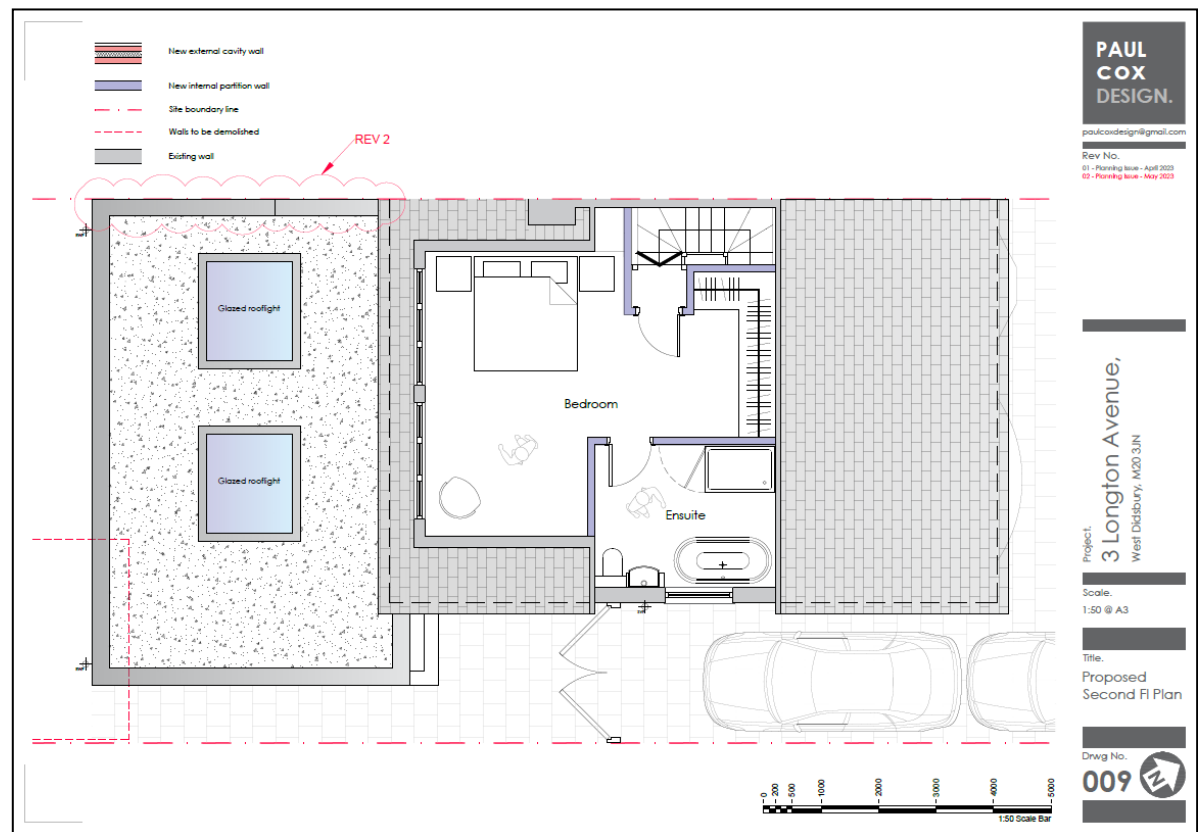


Figure 7. Proposed second floor plan, as submitted by the applicant's agent.

Appearance and visual amenity – the side and rear extension would be built of brickwork and uPVC windows and doors to match the existing. The side elevations of the extension would be blank, whilst its front elevation would feature one inward-opening door. The rear elevation of the proposal would feature one bi-folding door and one window, and its flat roof would feature two glazed rooflights.

The hip-to-gable roof conversion would also be built of brickwork, roof tiles and uPVC windows to match the existing. Its side elevation, facing the rear gardens of No.1 Longton Avenue and No.74 Palatine Road, would feature one window, which has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.

The rear dormer would be clad in hanging tile so as to provide a blended appearance with the concrete tiles currently in place at the property. The side elevations of the dormer would be blank, whilst its rear elevation would feature two uPVC windows, each with a glass balustrade.

The proposed developments are considered to be relatively standard in terms of their design and would be in-keeping with other residential extensions in the area. All of the developments would utilise materials that would be either in-keeping or subservient to those already present at the property. Moreover, the side and rear extension and dormer extension would both be predominantly sited at the rear of the property and, therefore, would not feature prominently within the street scene. Hence, the overall character of the dwellinghouse and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposal therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.



Figure 8. Proposed elevations, as submitted by the applicant's agent.

Residential amenity – an objection was received from one local resident in relation to the side and rear extension's potential to cause an undue loss of sunlight and daylight for neighbouring occupants.

However, given that the extension would be single storey with a maximum flat roof height of 3.76m in addition to the fact that it would replace the existing rear extension (sited along the boundary shared with No.5 Longton Avenue) and the existing detached outbuilding (sited along No.74 and No.76 Palatine Road) with a gap of 1m maintained to the boundary shared with No.74 and No.76 Palatine Road, it is considered that the impacts would not be unduly harmful.

The occupants of No.5 Longton Avenue are unlikely to experience any significant impact upon their residential amenity as they also possess a single storey rear extension (with a 5.164m rearward projection) which is sited along the shared boundary. Neighbouring residents located to the east and southeast of the proposed site of development may experience a degree of overshadowing and loss of daylight at certain times of the day (e.g., late afternoon / early evening), however this is not considered to be significant enough to warrant refusal of this application. Moreover, the extension's blank side elevations should also ensure that the privacy of neighbouring occupants is not compromised.

Objections were received from two local residents in relation to the hip-to-gable and rear dormer's potential to cause an undue loss of privacy for neighbouring occupants due to their potential to overlook the private rear gardens of neighbouring properties. However, it should be noted that the window situated on the side elevation of the gable roof has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers. Moreover, the dormer's only windows would be rear facing and set back from the eaves and, as such, would provide no further degree of overlooking than any existing rear windows at first floor level. The hip-to-gable and rear dormer should therefore avoid compromising the privacy of neighbouring occupants. Lastly, due to their siting on the roof of the property, these alterations should not cause a significant loss of sunlight or daylight as a result of their positioning.

The proposed developments are therefore acceptable in regard to their minimal effect upon residential amenity which accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – the storage of bins would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Trees – a local resident raised concerns relating to the proposal's potential to cause damage to nearby trees and the visual harm that would be caused to the surrounding area as a result.

On their application form, the applicant indicated that no trees are to be affected by the proposed works, therefore no damage should be caused, thus mitigating this concern. Moreover, there are no TPOs present within the immediate area of the application site.

Other matters – a local resident raised concerns relating to the proposal's potential to cause damage to the party wall. It should be noted that any potential damage caused would be regarded as a civil legal matter governed by separate legislation and would not represent a material planning consideration, which would warrant the refusal of this application.

Concerns were also raised in relation to the proposal's potential to cause damage, disruption, and noise during its construction phase. It should be noted that any impacts associated with construction would be short-lived and would not represent material planning considerations which would warrant the refusal of this application. Potential damage caused as a result of the works would be regarded as a civil legal matter governed by separate legislation. Potential issues relating to noise or pollution associated with the construction phase would also be controlled through separate legislation, such as the Environmental Pollution Act.

Concerns were also raised in relation to the property's potential to be used as a House In Multiple Occupation (HMO). Clarification was sought from the applicant's agent, who confirmed that the property would not be converted into an HMO and would remain as a C3 residential dwellinghouse.

Concerns were also raised in relation to the demolition of the existing detached garage situated within the property's rear garden and how this would affect the security of neighbouring properties. It should be noted that, in these circumstances, demolition of the aforementioned garage is considered permitted development, not requiring planning permission, therefore these concerns do not warrant the refusal of this application.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 Ground FI Plan', numbered '007 REV 2', stamped as received by the City Council as Local Planning Authority on the 16th May 2023.

- 'Proposed First FI Plan', numbered '008 REV 2', stamped as received by the City Council as Local Planning Authority on the 16th May 2023.
- 'Proposed Second FI Plan', numbered '009 REV 2', stamped as received by the City Council as Local Planning Authority on the 16th May 2023.
- 'Proposed Roof Plan', numbered '010 REV 2', stamped as received by the City Council as Local Planning Authority on the 16th May 2023.
- 'Proposed Elevations', numbered '011 REV 2', stamped as received by the City Council as Local Planning Authority on the 16th May 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 of the existing dwellinghouse in type, size, colour, and texture.

Reason- To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, 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) Before first occupation, the proposed window, situated on the side elevation of the proposed hip-to-gable roof conversion facing the rear gardens of No.1 Longton Avenue and No.74 Palatine Road, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

Appendix 1 – List of consultees & neighbours notified

4 Longton Avenue, Manchester, M20 3JN
78 Palatine Road, Manchester, M20 3JW
Copperways, 80 Palatine Road, Manchester, M20 3JZ
69 Goulden Road, Manchester, M20 4YF
Penthouse 1, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 11, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 8, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 6, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 3, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 1, Copperways, 80 Palatine Road, Manchester, M20 3JZ
74 Palatine Road, Manchester, M20 3JW
2 Longton Avenue, Manchester, M20 3JN
76 Palatine Road, Manchester, M20 3JW
Penthouse 2, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 12, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 10, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 9, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 7, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 5, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 4, Copperways, 80 Palatine Road, Manchester, M20 3JZ
Flat 2, Copperways, 80 Palatine Road, Manchester, M20 3JZ
6 Longton Avenue, Manchester, M20 3JN
5 Longton Avenue, Manchester, M20 3JN
1 Longton Avenue, Manchester, M20 3JN
68 Palatine Road, Manchester, M20 3JL

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA