

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135948/FH/2023
Date registered valid: 19 January 2023
Proposal: Erection of a two storey side and single storey front extension to form additional living accommodation
Address: 17 Pulford Avenue, Manchester, M21 7PF
Ward(s): Chorlton Park Ward

Applicant: Mr Wafik Attia
Agent (if any): Mr Michael Zalucki
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20th March 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	14.03.2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 30 January 2023 Expired: 20 February 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 application site relates to a two storey brick built semi-detached dwellinghouse in the Chorlton Park ward area of Manchester located close to a Y junction formed by Pulford Avenue and Whiteholme Avenue. The property benefits from off road car parking at the front of the property and features gardens to the front and rear. A porch is on the front with a conservatory on the rear of the property.



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

Description of area

The area is predominantly residential in nature close to both Chorlton Water Park and the Mersey Valley.

Description of development

The applicant is seeking planning permission for the erection of a two storey side and single storey front extension to form additional living accommodation



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No letters in respect of this application were received.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 EN19 Waste
- 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 applications relating to this site as follows:

Planning reference number: 135452/LP/2022 -Erection of single storey rear extension together with front porch to form additional living accommodation. This application was approved on 11th January 2023

Residential amenity

The applicant is seeking planning permission for the erection of a two storey side and single storey front extension to form additional living accommodation

Front

The applicant proposes a ground floor extension with a projection forward of the principle elevation of 1.3m which would adjoin the existing front porch. The extension would extend rearwards measuring 6.040m to a width of 3.2m retaining a gap to the shared boundary with the adjacent property no. 13/15 Pulford Avenue with a decreasing gap to the rear of the extension due to the angle of the site. The roof to the front would be mono pitch and would have a garage door and double doors to the rear.

First floor side

The extension would be setback 300mm from principle elevation to a width of 3.2m in line with the proposed ground floor extending rearwards and in line with the rear wall of the proposed ground floor. The roof would be set down from the original ridge height significantly and would be hipped to reflect the current design of roof of the property. Windows are proposed on the front and rear.

The property has a staggered appearance set back from no 13/15 Pulford Avenue, however given the relationship to the adjacent property, together with the retained gap to the shared boundary it is not considered that although there would be some overshadowing first thing in the morning, the proposal would provide any undue harm caused by overshadowing or loss of light during the afternoon and early evening.

Given the relationship and setback together with the gap to the boundary provided by the extension, it is considered that the proposal would not provide terracing or any loss of amenity within the street scene. The impression of subservience is achieved by the setback from the front and set down from the original height of the roof. Given the projection, it is considered that the proportions of the extension are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property. It is acknowledged that there would be some form of impact given by the proposed two storey side extension, however given the relationship to the shared boundary together with the setback from the front wall of the property it is considered that the harm caused would be minimum and therefore would not warrant refusal of the application.

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 brick and tiles 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.

Refuse Bins

Bins storage is not affected by this proposal as there is adequate space along the side for the storage of bins and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this 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 subservient to the original dwelling house and the proposal 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

Positive and proactive working 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 policies within 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 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:

Received 7th March 2023 numbered 02S Rev 02 Existing and Proposed Block Plan
Received 7th March 2023 numbered 03S Rev 02 Existing and Proposed Ground Floor Plan
Received 7th March 2023 numbered 04S Rev 02 Existing and Proposed First Floor Plan
Received 7th March 2023 numbered 05S Rev 02 Existing and Proposed Roof Plan
Received 7th March 2023 numbered 06S Rev 02 Existing and Proposed Elevation
Received 7th March 2023 numbered 07S Rev 02 Proposed 3D Views
Received 7th March 2023 numbered 09S Rev 02 Existing and Proposed Side Elevation

Received 14th March 2023 numbered 08S Rev 03 Proposed Site Plan

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 hereby permitted shall match those as specified on the 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the bathroom and bedroom windows in the rear elevation of the side extension at first floor level shall be obscurely 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

17 Whiteholme Avenue, Manchester, M21 7PH
Flat Above, 36A Mersey Bank Avenue, Manchester, M21 7NN
44A Mersey Bank Avenue, Manchester, M21 7NN
36A Mersey Bank Avenue, Manchester, M21 7NN
38A Mersey Bank Avenue, Manchester, M21 7NN
42A Mersey Bank Avenue, Manchester, M21 7NN
40 Mersey Bank Avenue, Manchester, M21 7NN
Mersey Bank Clinic, 36 Mersey Bank Avenue, Manchester, M21 7NN
19 Pulford Avenue, Manchester, M21 7QD
15 Pulford Avenue, Manchester, M21 7PF
13 Pulford Avenue, Manchester, M21 7PF
12 Pulford Avenue, Manchester, M21 7PF
10 Pulford Avenue, Manchester, M21 7PF
44 Mersey Bank Avenue, Manchester, M21 7NN
42 Mersey Bank Avenue, Manchester, M21 7NN
38 Mersey Bank Avenue, Manchester, M21 7NN

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) -
Area Team Boundary - Name: SOUTH AREA