

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136861/FH/2023

Date registered valid: 2 May 2023

Proposal: Erection of a single storey rear extension to form additional living accommodation.

Address: 7 Parbold Avenue, Manchester, M20 1FU

Ward(s): Old Moat Ward

Applicant: Mr Aamir Ashraf

Agent (if any): Mr Philip Goddard, Square Deal Architectural Services

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

Recommendation: Approve

Date of recommendation: 21 June 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 May 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 12 May 2023 Expired: 2 June 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 brown brick with a grey slate hipped roof. The property features white uPVC windows, including a single storey bay the front, a spacious paved driveway, and two detached outbuildings / shed structures situated within a spacious rear garden.



Figure 1. Principal elevation of property.



Figure 2. Rear view of property.



Figure 3. Shared boundary with No.9 Parbold Avenue.



Figure 4. Shared boundary with No.5 Parbold Avenue.



Figure 5. Rear garden.

Description of area

Parbold Avenue is a residential cul-de-sac situated within the Old Moat ward of Manchester, close to Albermarle Allotments, Withington high street and Old Moat Primary School. The area is primarily residential in terms of its character, consisting of semi-detached and quasi semi-detached residential properties and benefits from its proximity to Withington district centre and public transport links to the city centre.

Description of development

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

Planning History

No previous planning history.

Consultations & Notification Responses

One objection letter was received from one local resident in relation to this application. Their concerns are summarised as follows:

- The extension's side windows would result in a loss of privacy for neighbouring occupiers.
- The boiler's re-located flue would result in discharge of exhaust gases and condensation, which would detrimentally affect neighbouring properties.

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 rear extension in order to provide additional living accommodation 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 development's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

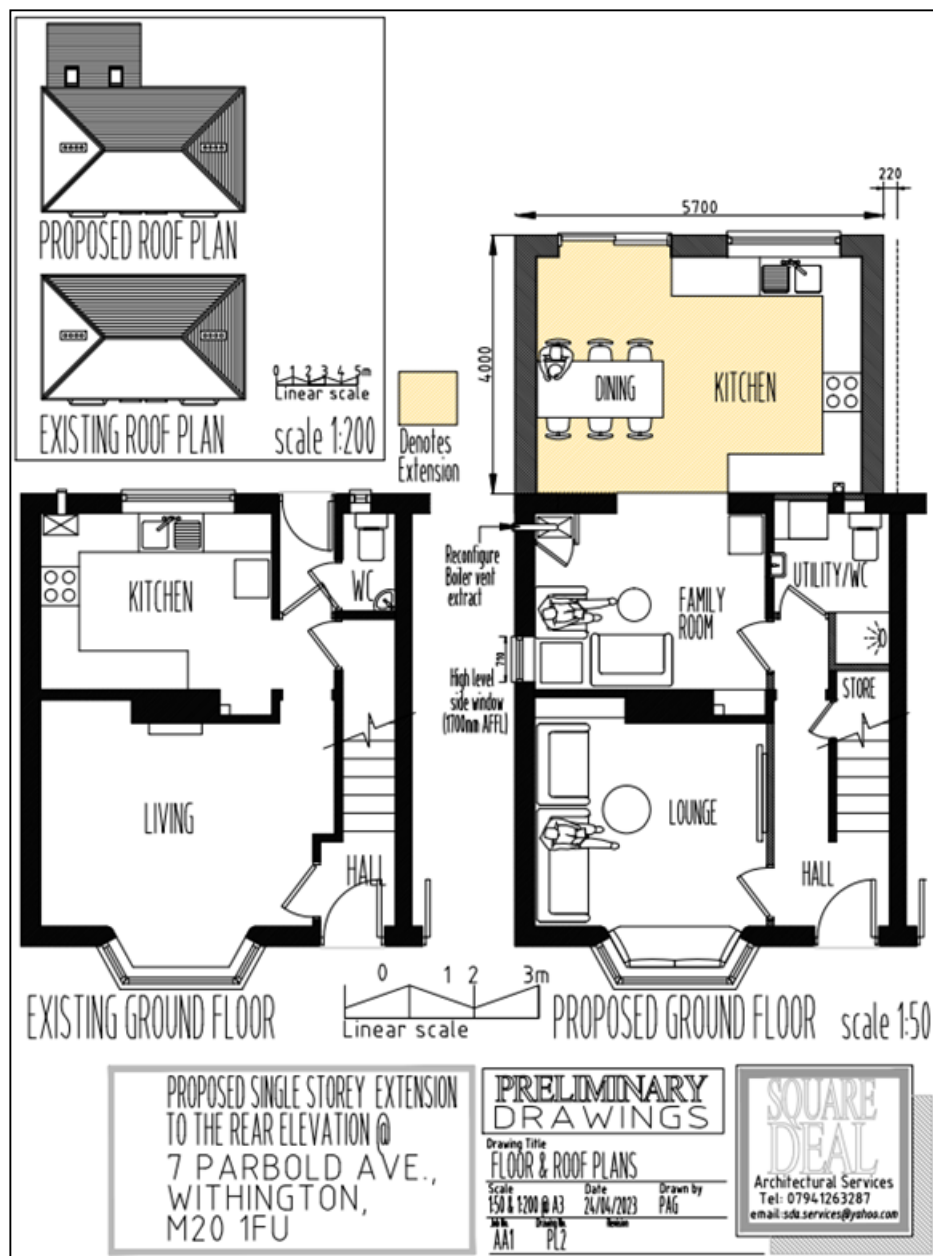


Figure 6. Submitted existing and proposed plans.

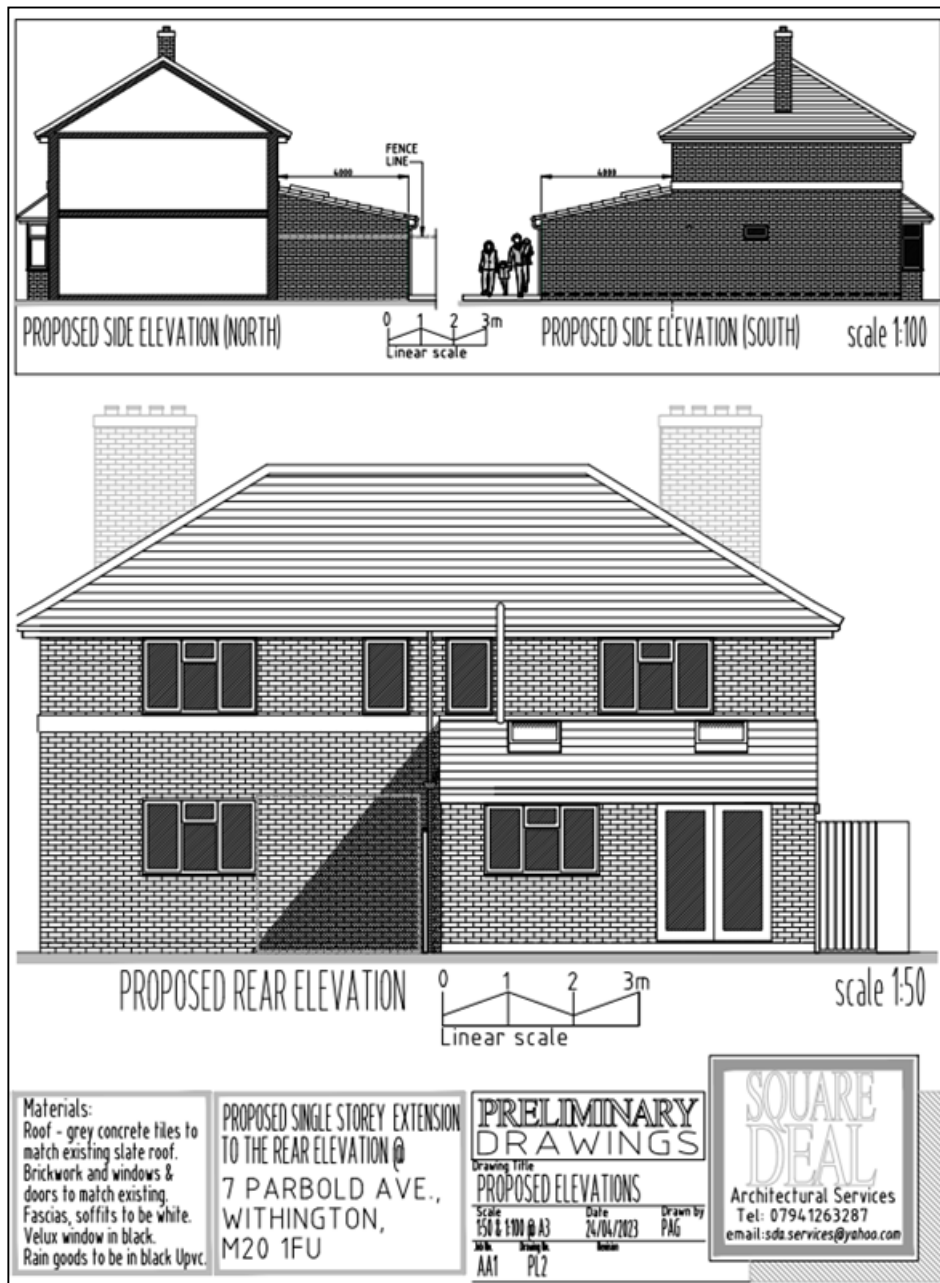


Figure 7. Submitted proposed elevations.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, facing southwest. It would project 4m from the rear elevation of the host dwellinghouse, with a width of 5.7m, mono pitch roof height of 3.429m and an eaves height of 2.247m. A gap of 0.22m would be maintained to the boundary shared with No.9 Parbold Avenue, whilst a gap of 2.356m would be maintained to the boundary shared with No.5 Parbold Avenue.

The 4m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable given that general permitted development regulations allow single storey extensions up to 6m (for semi-detached dwellinghouses) through a prior approval scheme and in the absence of objections. It should be noted that an objection letter was received in response to this application, however their concerns related to potential loss of privacy and re-location of the property's boiler flue rather than the siting, scale, and massing of the extension.

Appearance and visual amenity – the rear extension would be built of brickwork and uPVC doors and windows to match the existing in addition to grey concrete roof tiles which would match the existing slate roof in terms of colour. Its side elevations would be blank, whilst its rear elevation would feature one window and one sliding door and its roof would feature two flat skylights.

The proposed extension is relatively standard in terms of its scale and design and, due to its siting at the rear of the property, would not be visible within the street scene or public realm. This, combined with the use of in-keeping and subservient materials, should ensure that the proposal does not significantly harm the character of the property and its surrounding area.

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

Residential amenity – given that the extension would be single storey and sited to the south of a property which already possess single storey rear additions along the shared boundary, the proposal should not cause an undue loss of sunlight or daylight for neighbouring residents. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupants is not compromised.

The proposed development is therefore acceptable in regard to its minimal effect upon residential amenity as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – the current bin storage arrangements would be unaffected by this proposal.

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

Other matters – the proposal also includes the installation of a new window at ground floor level along the property's side elevation facing No.5 Parbold Avenue. This has been conditioned to be obscurely glazed so as to protect residential amenity of neighbouring occupants.

A local resident also raised concerns relating to the re-location of the property's boiler flue and the resultant detrimental impact, in terms of the discharge of exhaust fumes and condensation, that it would have upon neighbouring properties. It should be noted that, in these circumstances, re-location of the boiler flue is considered to be permitted development not requiring planning permission. As such, the aforementioned 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 following documents labelled:

- 'FLOOR & ROOF PLANS', stamped as received by the City Council as Local Planning Authority on the 2nd May 2023.

- 'PROPOSED ELEVATIONS', stamped as received by the City Council as Local Planning Authority on the 2nd May 2023.

- 'LOCATION & SITE PLANS', stamped as received by the City Council as Local Planning Authority on the 2nd 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) Before first occupation the proposed ground floor window in the side elevation facing No.5 Parbold Avenue 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.

4) 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 existing and grey concrete roof tiles to match the existing slate roof in terms of colour.

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.

Appendix 1 – List of consultees & neighbours notified

20 Westcott Avenue, Manchester, M20 1FG
9 Parbold Avenue, Manchester, M20 1FU
5 Parbold Avenue, Manchester, M20 1FU
22 Westcott Avenue, Manchester, M20 1FG

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