

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135982/FH/2023
Date registered valid: 16 January 2023
Proposal: Erection of a single story rear extension together with rear roof dormer extension to form additional living accommodation
Address: 22 Parkfield Avenue, Manchester, M14 4FZ
Ward(s): Moss Side Ward

Applicant: Mr Sher Ali Sheikh
Agent (if any): Nu Fit Design Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21st March 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	28 February 2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 26 January 2023 Expired: 16 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 is a two bedroomed mid-terraced property, in the Moss Side ward area of Manchester. There are no front gardens to the properties, however, there is a small yard to the rear, which are serviced by an alleyway for access to store the waste bins.



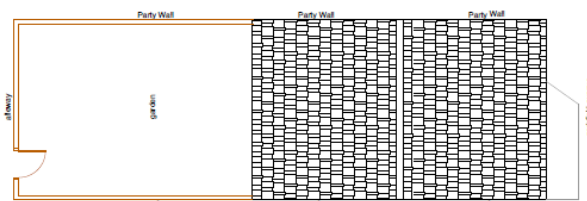
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

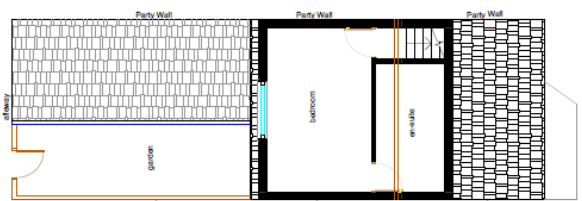
This is primarily a residential area in nature.

Description of development

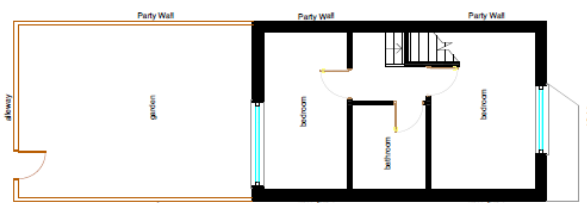
The applicant is seeking planning consent for the erection of single storey rear extension and installation of dormer window to provide additional living accommodation.



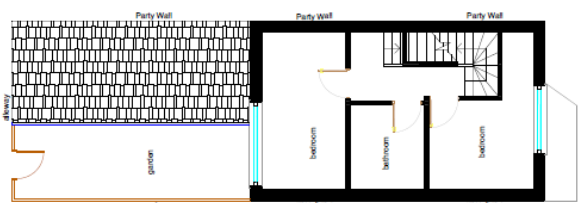
EXISTING ROOF PLAN
1:50 @ A1



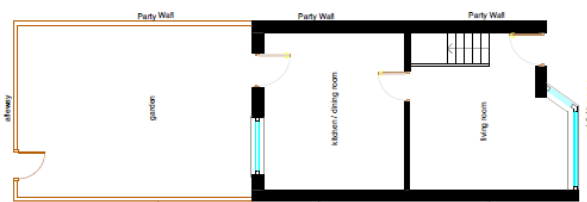
PROPOSED ROOF PLAN
1:50 @ A1



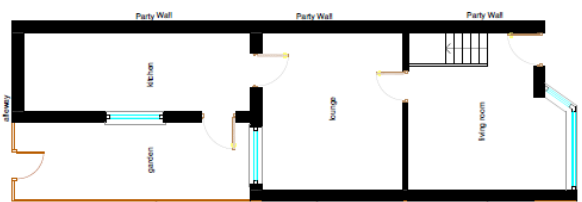
EXISTING FIRST FLOOR PLAN
1:50 @ A1



PROPOSED FIRST FLOOR PLAN
1:50 @ A1

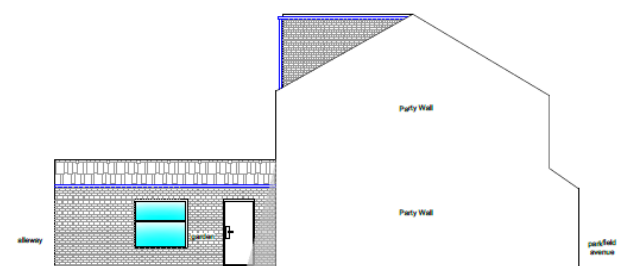


EXISTING GROUND FLOOR PLAN

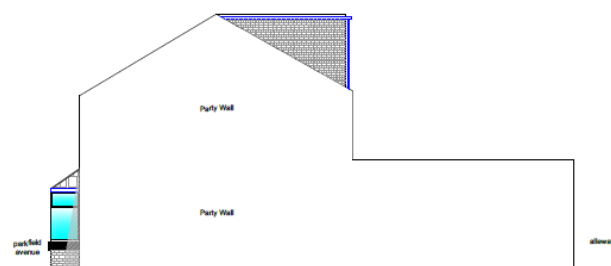


PROPOSED GROUND FLOOR PLAN

ADDRESS



PROPOSED SIDE ELEVATION A
1:50 @ A1



PROPOSED SIDE ELEVATION B
1:50 @ A1

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No letters of objection has been received in respect of this application. Summary of comments as follows;

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 EN 19 - Waste Management
- 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

No previous planning applications relating to this site.

Residential Amenity

The application proposes the erection of single storey rear extension and installation of dormer window to provide additional living accommodation.

Rear extension

The extension would extend the length of the yard up to the rear boundary abutting the alleyway to a width of half the house. A gap would be retained to the shared boundary with no. 24 Parkfield Avenue. The roof would be mono pitch with a door and window to be installed on the side elevation facing no. 24 Parkfield. Given the existing boundary treatment together with the existing gap retained to the shared boundary, it is not anticipated that there would be any significant overlooking or loss of privacy by the introduction of a window and door to the side elevation.

The roof

The proposal includes the installation of a rear dormer window which would extend the width of the property in line with the ridge height of the property. Following raised concerns regarding the

proposed materials, the applicant confirmed via email dated 17th March 2023 that the dormer would be clad in Marley Grey concrete roof tiles, given the colour of the existing roof, this would be considered to be an acceptable choice of material.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area.

The extension and rear dormer would not be visible from the public highway and therefore would not feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed extension and dormer is considered to be an acceptable addition to the property although rear dormers are not a predominant feature within this area, there are one or two located a few streets away. The proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension and rear dormer is satisfactory and is therefore 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 is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be brick with matching Marley Grey concrete roof tiles to the roof and rear dormer as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Disabled access

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal, as there are communal waste bins located to the rear alleyway, which accords with policy EN19 of the Core Strategy.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the 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

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. No significant problems have arisen during the consideration of this 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 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 on 16th January 2023 Proposed Elevations

Received on 16th January 2023 Proposed Floor Plans

Received on 16th January 2023 Proposed side elevations

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.

Appendix 1 – List of consultees & neighbours notified

23 Parkfield Avenue, Manchester, M14 4FZ
21 Parkfield Avenue, Manchester, M14 4FZ
25 Heald Avenue, Manchester, M14 4HH
20 Parkfield Avenue, Manchester, M14 4FZ
23 Heald Avenue, Manchester, M14 4HH
21 Heald Avenue, Manchester, M14 4HH
24 Parkfield Avenue, Manchester, M14 4FZ
19 Parkfield Avenue, Manchester, M14 4FZ

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