

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135591/FH/2022
Date registered valid: 25 November 2022
Proposal: Erection of single storey rear extension to form additional living accommodation
Address: 9 Armitage Avenue, Manchester, M12 5GN
Ward(s): Longsight Ward

Applicant: Mrs Aisha Harun
Agent (if any): Mr Tom Adshead AG Architectural Solutions Ltd.
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 December 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 December 2022 Expired: 23 December 2022

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

Description of site / building / area

9 Armitage Avenue is a semi-detached property situated within a row of similar properties, within a predominantly residential area of Longsight ward. The property benefits from amenity space to front, side and rear, with off street car parking space to the side gable of the property. The dwellinghouse comprises brickwork with a pitched roof. The property at no.7 Armitage Avenue is set back further into the plot and as such projects beyond the existing rear elevation of no.9. Both nos. 9 and 7 Armitage Avenue have sheds in the rear gardens along the shared boundary. The rear garden area is enclosed by high post and wooden panel fencing. The depth of existing rear garden is approximately 18 metres.

Planning history

097655/FO/2011/N2

Erection of 65 no. dwellings and 18 no. apartments with associated access roads, boundary treatments, landscaping and car parking following demolition of existing club house. The proposals include the demolition of the existing Clubhouse. Longsight Cricket Club.

Approved 27.03.2012

Condition no.18 attached to this approval removed the permitted development rights in relation to garages or extensions or outbuildings.

Description of development

Consent is sought for a single storey rear extension to form additional living accommodation.

The submitted information indicates that the proposed extension benefits the needs of a disabled occupier residing at the property. The proposed rear extension is intended to serve as a bathroom.

The proposed single storey rear extension would measure approximately, 3073mm length x 2700 width x 3439mm height. It would stepped-away approximately 519mm from the gable elevation of the application building, and approximately 2476mm from the common shared boundary with no. 11 Armitage Avenue. It would incorporate a lean-to pitched roof, 1no. window along the rear elevation. It is intended to use materials matching the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

Environmental Health's comments relate to the installation of a gas protection membrane and a contaminated land watching brief:

1. Gas protection membrane

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development. Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 97655/FO/2011. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas. The existing development has had remedial measures installed as part of Planning Permission 097655/FO/2011. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to policies DM1 and EN18 of the Core Strategy (2012).

2. Contaminated Land Watching Brief

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

2. 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 and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. The following saved policies are still considered of relevance.

- o Policy DC1 for Residential Extensions.
- o Policy DC1.5 relating to applications from disabled people who may require particular adaptations to their homes.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ISSUES

Principle

The proposal is to facilitate the accessible requirements of an occupier residing at the property and therefore the principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey rear extension) - In light of the pre-existing context along the rear elevation, combined with the existing extensions and outbuilding within the rear gardens of the immediate neighbouring houses, and the resultant context along the side boundaries, and due to the fact that a separation distance would be maintained from the side boundaries. In addition, the proposed rearward projection at approximately 3073mm is in line with the guidance set out in saved policy DC1 regarding rearward extensions. A sizable depth of rear garden would still be retained, and a significant separation distance would be maintained from those properties immediately behind the rear common boundary fence. Moreover, the development benefits the needs of a disabled user residing at the property, and therefore on balance, the proposal is considered acceptable and could be accommodated in this location, as there are no overbearing, overshadowing, or loss of privacy impacts, subject to planning conditions.

Design and appearance - It is not considered that the proposed development would unduly harm the character of the building or the general area. It is also intended to use materials matching the existing house, although a materials condition has been attached to ensure that the materials are adhered to.

Waste management - The existing arrangement would be unaffected.

Car parking - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core

Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 25 November 2022.
- o Location Plan with application site edged in red, DRAWING NO. MAN.F.36.OS, received by the City Council as the Local Planning Authority on 25 November 2022.
- o Existing Site Plan, DRAWING NO. MAN.F.36.P1, SHEET 1, received by the City Council as the Local Planning Authority on 25 November 2022.
- o Existing Ground Floor Plan, DRAWING NO. MAN.F.36.P2, SHEET 2, received by the City Council as the Local Planning Authority on 25 November 2022.
- o Existing Elevations, DRAWING NO. MAN.F.36.P3, SHEET 3, received by the City Council as the Local Planning Authority on 25 November 2022.
- o Proposed Site Plan, DRAWING NO. MAN.F.36.P4, SHEET 4, received by the City Council as the Local Planning Authority on 25 November 2022.
- o Proposed Ground Floor Plan, DRAWING NO. MAN.F.36.P5, SHEET 5, received by the City Council as the Local Planning Authority on 25 November 2022.
- o Proposed Elevations, DRAWING NO. MAN.F.36.P6, SHEET 6, received by the City Council as the Local Planning Authority on 25 November 2022.

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 external facing materials to be used on the development hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development. Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 97655/FO/2011. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas. The existing development has had remedial measures installed as part of Planning Permission 097655/FO/2011. The current

works shall not compromise the protection afforded by these earlier measures. Pursuant to policies DM1 and EN18 of the Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on:

- o Proposed Site Plan, DRAWING NO. MAN.F.36.P4, SHEET 4, Proposed Ground Floor Plan, DRAWING NO. MAN.F.36.P5, SHEET 5, and Proposed Elevations, DRAWING NO. MAN.F.36.P6, SHEET 6, all received by the City Council as the Local Planning Authority on 25 November 2022.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

6) Before first occupation of the development thereby approved, the proposed window along the rear elevation and as shown on:

- o Proposed Ground Floor Plan, DRAWING NO. MAN.F.36.P5, SHEET 5, and Proposed Elevations, DRAWING NO. MAN.F.36.P6, SHEET 6, both received by the City Council as the Local Planning Authority on 25 November 2022, 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 - In the interest of privacy and in accordance with policies EN1, SP1 and DM1 of the Core Strategy.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

73 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
72 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
71 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
70 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
68 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
66 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
65 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
63 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
61 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
60 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
58 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
56 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
54 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
53 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
51 Bickerdike Court, East Road, Longsight, Manchester, M12 5RE
49 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
48 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
46 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
44 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
43 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
41 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
39 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
37 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
36 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
34 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
32 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
31 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
29 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
27 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
26 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
24 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
22 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
21 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
20 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
18 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
17 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
15 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
13 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
11 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
10 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
8 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
6 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
5 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
3 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
2 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD
1 Bickerdike Court, East Road, Longsight, Manchester, M12 5RD

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

Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA