

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136121/FH/2023
Date registered valid: 1 February 2023
Proposal: Erection of a single storey side extension to form additional living accommodation
Address: 2 Rangemore Avenue, Manchester, M22 4JU
Ward(s): Northenden Ward

Applicant: Mr And Mrs R Lawson
Agent (if any): Mr Neil Hutchinson, Agfplans
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03 March 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 16 February 2023 Expired: 9 March 2023
Printed: 01 March 2023 Expired: 22 March 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 semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay at the front, a spacious front driveway, existing rear conservatory, rear outbuilding, and spacious rear garden.



Figure 1. Principal elevation of No.2 Rangemore Avenue.



Figure 2. Proposed site of development.



Figure 3. Proposed site of development.

Description of area

Rangemore Avenue is a residential cul-de-sac situated within the Northenden ward of Manchester, close to Wythenshawe town centre. The area predominantly consists of semi-detached residential properties with an existing precedent for residential extensions and developments.

Description of development

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

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

Principle – the principle of erecting a single storey side extension in order to provide additional living space for a family dwellinghouse is acceptable given that many individuals prefer to extend or alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal’s siting, scale and massing, appearance and impact upon visual amenity, residential amenity as well as waste storage and parking.

Siting, scale and massing – the single storey extension would be sited at the southwestern edge of the property, sitting flush with the existing front and rear elevations of the dwellinghouse. It would project 1.975m sideways with a length / depth of 8.056m, mono pitch roof height of 2.967m and eaves height of 2.327m. A gap of 0.72m would be maintained to the boundary shared with No.4 and No.6 Overwood Road.

Given that the proposed extension would not project beyond the original front and rear elevations of the property combined with the fact that it would be single storey, the siting, scale and massing of the proposal is considered acceptable as it accords with policy DC1 of the UDP and would not result in an ‘excessively large or bulky’ addition to the property.

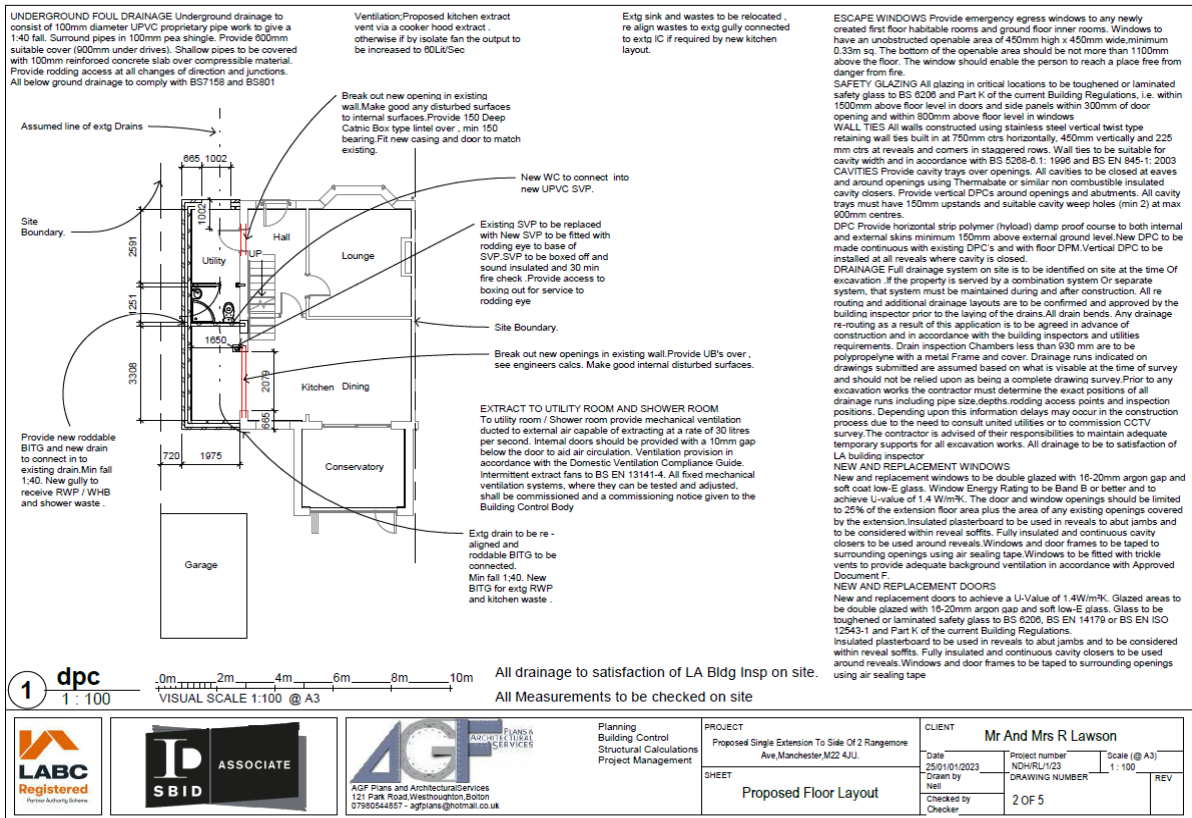


Figure 4. Proposed plan, as submitted by the applicant's agent.

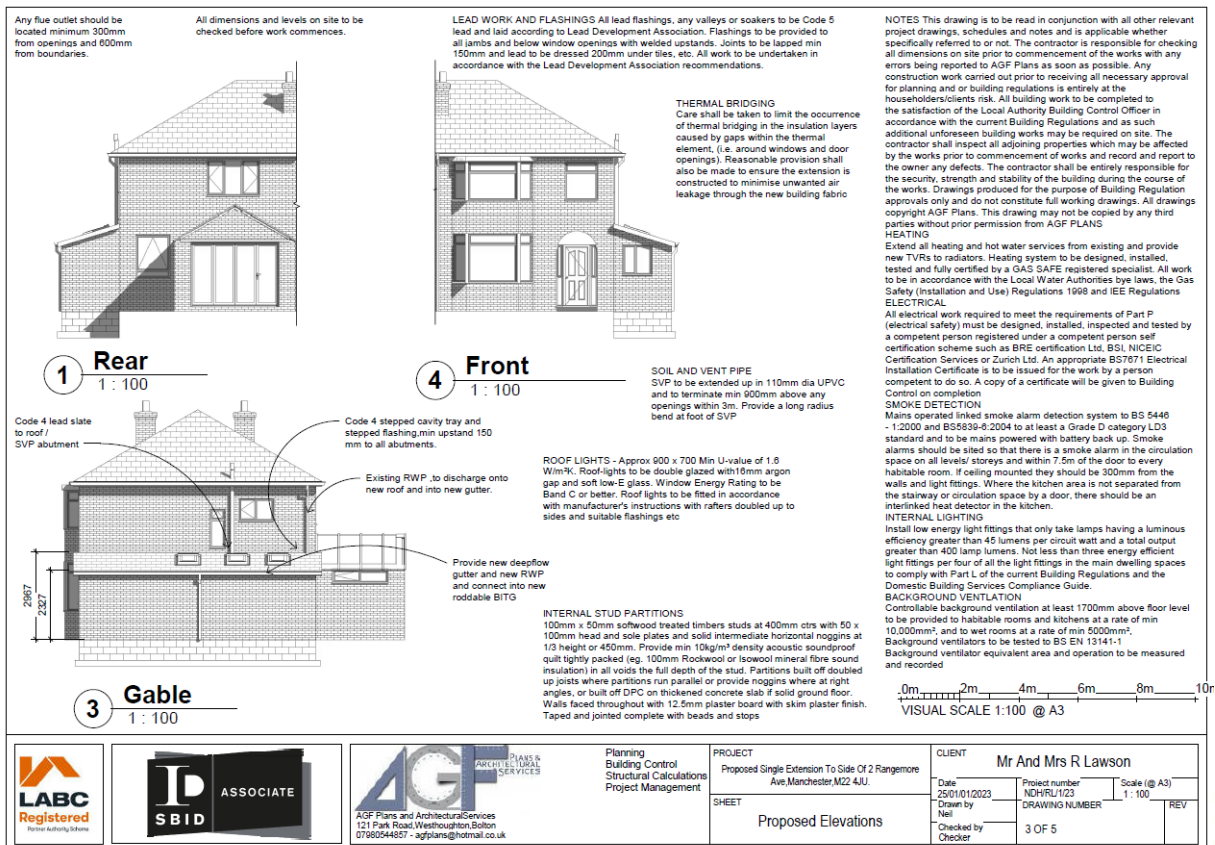


Figure 5. Proposed elevations, as submitted by the applicant's agent.

Appearance and visual amenity – the extension would be built of materials that would be in-keeping to those already present at the property including facing red brickwork, red concrete interlocking roof tiles and white uPVC windows / rooflights. The rear elevation would be blank

whilst the front elevation would feature one window and the side elevation would feature three rooflights.

The proposal is relatively standard in terms of its design and scale for residential extensions in this locality and, though sited at the side of the property, the materials used would match those already present, meaning the development would not feature prominently within the street scene. Hence, the overall character of the house and area should not be significantly harmed by these works.

The proposed development therefore accords with Core Strategy policies SP1 and DM1 as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single-storey and located at the southwest edge of the property, the proposal should not cause an undue loss of light for neighbouring residents. Moreover, its blank side wall should ensure that the privacy of neighbouring residents is not compromised.

The proposed extension is therefore considered acceptable in regard to its minimal impact upon residential amenity, thereby according with Core Strategy policies SP1 and DM1 as well as policy DC1 of the UDP.

Waste – the storage of bins would be unaffected by this proposal as adequate space and access to the rear is retained, therefore the bins could be screened from the street scene, which accords with policies EN19 and DM1 of the Core Strategy.

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

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and 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 drawings labelled:

- 'Location Plan', numbered '1', stamped as received by the City Council as Local Planning Authority on the 1st February 2023.

- 'Proposed Floor Layout', numbered '2', stamped as received by the City Council as Local Planning Authority on the 1st February 2023.

- 'Proposed Elevations', numbered '3', stamped as received by the City Council as Local Planning Authority on the 1st February 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 extension hereby submitted shall match those of the existing dwellinghouse 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 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

3 Elmfield Avenue, Manchester, M22 4JA
8 Overwood Road, Manchester, M22 4JB
6 Overwood Road, Manchester, M22 4JB
4 Rangemore Avenue, Manchester, M22 4JU
4 Overwood Road, Manchester, M22 4JB
2 Overwood Road, Manchester, M22 4JB
10 Overwood Road, Manchester, M22 4JB

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
Area Team Boundary - Name: SOUTH AREA