

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135502/FH/2022

Date registered valid: 25 November 2022

Proposal: Erection of first floor rear extension and single storey side extension to provide additional living accommodation

Address: 63 Meltham Avenue, Manchester, M20 1FE

Ward(s): Old Moat Ward

Applicant: Talbot

Agent (if any): Alison Taylor-Stokes, I.C.E. Arch

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 December 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 January 2023 Expired: 18 January 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: No

Tree Preservation Order: No

Description of area

The application site relates to 63 Meltham Avenue within the south Manchester ward of Old Moat. The application site relates to a two storey, red brick, detached property with a wooden front porch. Amenity space to the front of the property consists of a driveway and some soft landscaping. The property also benefits from further amenity space down the side of the property which opens onto the side amenity space of the immediate neighbour. Further amenity space is situated to the rear of the property and consists of a grassed garden, an existing single storey rear extension and a large outbuilding.

Description of development

The submitted application seeks planning permission for the erection of first floor rear extension and single storey side extension to provide additional living accommodation.

The first floor rear extension would be sited on top of the existing single storey rear extension, with no set back and as such would have approximate dimensions of Height: 5.7 (to the eaves) 8 (to the highest point) x Length: 3.7 x Width: 6.6 metres. This element of the proposal would create two bedrooms and would involve the insertion of two windows within the rear elevation.

The single storey side extension would be sited close to the shared boundary with neighbour no.61 Meltham Avenue and would create a bathroom. The proposal would have approximate dimensions of Height: 2.8 x Length: 3.5 x Width: 1.5 metres and would have a flat roof. This element of the proposal would not include the insertion of any windows or doors, but it is noted in the design that an extraction point would be installed within the rear elevation.

The materials to be used for the proposal would be:

- render (on the first floor extension) and brick (for the side extension)
- tiled roof (for the first floor extension) and flat roof (for the side extension)
- UPVC windows (to match existing).

Amended plans

Plans have been revised following concerns that the gable roof of the first floor rear extension would produce an overbearing feature to the immediate neighbours. To reduce this impact, the design was changed to the hipped roof (as was the case within the approved application 118519/FH/2017) and further details were provided about the location of the bins.

Planning history

118519/FH/2017- Part Retrospective application for the erection of a two storey rear extension to form additional living accommodation.

Approved 18 February 2018.

The current application submits a very similar design to the one approved in 2018, as the three year time limit for implementation has now passed.

Consultations & Notification Responses

Local residents

Local residents were consulted and 6 local neighbours commented on the proposal. The following planning matters were raised as concerns:

- The massing of the first floor rear extension would create an excessive and overbearing feature.
- The overly large massing of the scheme would be exacerbated by the gable roof on the side extension and by the render at first floor level. Several neighbours asked for the gable roof to be changed to a hipped roof to reduce impact.
- Concerns that the proposal would not produce a subservient structure.
- Concerns that the first floor rear extension would create adverse privacy implications to neighbours at the rear.
- Requests for an obscure glazed window condition to be placed on the first floor rear extension.
- The proposal would be out of character with the style of development in the surrounding streetscene.
- Potential loss of light implications.
- Potential tunnelling impact from the first floor rear extension to the immediate neighbours.
- Concerns over the materials to be used for the proposal.

Other non- planning matters were raised including the quality of construction works and choice of materials chosen.

A revised scheme was produced by the agent, which changed the roof design to a hipped roof, and neighbours were re-notified accordingly.

After the re-consultation with neighbours, a further comment was received from a neighbour.

Concerns included:

-Although the roof design has been amended to have a hipped roof, the neighbour raised concerns that due to a different layout, two bedrooms would be sited in the first floor rear extension which would look onto the neighbours to the rear.

-The need to implement an obscure glazed condition to the windows at the rear.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.

ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for the erection of first floor rear extension and single storey side extension to provide additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

First floor rear extension:

The first floor rear extension proposed as part of the application would be sited on top of the existing single storey extension and would not have a set back. The proposal would increase

the amount of built form close to the neighbouring properties. However, since the plans have been revised to include a hipped roof and since a 2.4 metre gap would be retained to no.61 Meltham Avenue and a 1.2 metre gap to no.65 Meltham Avenue, it is not considered to create an overbearing impact. No windows are to be inserted in the side elevations of the proposal and as such, the proposal would not give rise to any overlooking or privacy implications to neighbours either side of the applicant property. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. Due to the orientation of the properties, it should not give rise to any overshadowing or loss of light implications.

Properties to the rear of the applicant site would experience additional built form when looking out of their rear windows or within their rear gardens. However, as the proposal would be sited 11.3 metres from the rear boundary of the applicant property, it would not cause any harm in terms of privacy distances and would not produce an overbearing impact. Two windows would be inserted in the rear elevation of the proposal relating to two bedrooms and would not create any loss of light or overshadowing implications to those properties to the rear.

Single storey side extension:

The single storey side extension would be sited close to the shared boundary with no.61 Meltham Avenue. The shared amenity space related to the applicant property is open onto the neighbouring side amenity space and no boundary treatment separates the two. As such, this element of the proposal would not impact the neighbouring property. This element of the proposal would not include the insertion of any windows or doors but would be ventilated by an extraction point installed within the rear elevation. Since the room is for a bathroom, this is considered appropriate as it would not undermine the residential amenity for the applicant. The timber gates at the site would remain as a result of the proposal and as such, this element of the proposal would not be easily seen from the streetscene.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

First floor rear extension:

The first floor rear extension would have a rearward projection of approximately 3.5 metres and as such is considered to be pursuant to Policy DC1.3 of the UDP, which states that rearward projections cannot extend over 3.65 metres. As the proposal utilises the existing form of the single storey extension, the proposal is considered appropriate in size and form.

Single storey side extension:

The single storey side extension would create a small addition to the side of the property. The form and scale of this element of the proposal is considered appropriate and is therefore pursuant to Policy DC1.2 of the UDP.

Materials:

The materials for the proposal would match that of the host property, except the render on the first floor extension and the flat roof for the side extension. Although the render on the first floor rear extension would be out of character with the materials used within properties along Meltham Avenue, as the render would be at the rear of the site, the render would not be easily visible from the streetscene. As the property is not sited within the Conservation Area and it would not undermine the character of the area, the use of the render is considered appropriate. In addition, properties to the rear of the property, along Sandhurst Avenue present examples of render. No colouration was given by the agent on the render and as such a condition requesting

further information on the colouration would be attached to any approval granted. The flat roof to be used for the single storey side extension is considered appropriate given the scale and form of this element. All the other materials to be used in the proposal would be considered accordingly.

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.

Neighbour objections

7 neighbour comments were received in total. The revised scheme with the hipped roof is considered to reduce the harm from the first floor rear extension which the neighbour objections make reference to. Other concerns raised by neighbours were considered to be overcome by the amended design. Concerns were raised over the use of the render for the first floor rear extension. However, as justified above, the use of the render is considered acceptable and would not create any harmful impacts in terms of design or in terms of visual/ residential amenity. Concerns were raised regarding the massing of the proposal, however as the proposal is below Policy DC1 of the UDP the proposal is considered acceptable. A request was made to place an obscure glazed window condition on the rear windows within the rear extension or to change the internal layout of the first floor. This was considered unnecessary. The bedroom windows do not need to be obscure glazed and are sited ample distance from those properties along Meltham Avenue to not create any adverse privacy implications.

Car parking

Car parking would be unaffected by the proposal.

Bin storage

Bin storage has been indicated on the proposed plans. Since the bins would be stored behind the existing timber gates and as such hidden from the streetscene, a bin store condition is not required.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and a revised scheme has been submitted by the agent which is considered acceptable.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 17 November 2022.
- Drawing- Proposed- Block Plan of the Site, numbered 100, stamped as received by the City Council as Local Planning Authority on 9 January 2023.
- Drawing- Proposed- Floor Plans, numbered 101 P4, stamped as received by the City Council as Local Planning Authority on 18 January 2023.
- Drawing- Proposed- Elevations, numbered 200 P6, stamped as received by the City Council as Local Planning Authority on 18 January 2023.
- Drawing- Location Plan, numbered 001, stamped as received by the City Council as Local Planning Authority on 17 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 Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form specified in Condition 2 of this approval.

Notwithstanding the above, no above ground works shall commence unless and until samples and specifications of the render for the first floor rear extension have been submitted to and approved in writing by the City Council as local planning authority.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

61 Meltham Avenue, Manchester, M20 1FE
62 Meltham Avenue, Manchester, M20 1EF
65 Meltham Avenue, Manchester, M20 1FE
60 Meltham Avenue, Manchester, M20 1EF
58 Meltham Avenue, Manchester, M20 1EF
29 Sandhurst Avenue, Manchester, M20 1ED

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA