

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136429/FH/2023

Date registered valid: 8 March 2023

Proposal: Erection of ground floor front extension and part single, part two storey side extension to provide additional living accommodation

Address: 1 Morley Avenue, Manchester, M14 7HB

Ward(s): Fallowfield Ward

Applicant: Mr Treifi & Mrs Martikke

Agent (if any): Mr Stelios Kattou, Cheadle Architects

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

Recommendation: Approve

Date of recommendation: 3 May 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 March 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 March 2023 Expired: 12 April 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 1 Morley Avenue within the Fallowfield ward of south Manchester. The application site relates to a semi-detached, two storey dwellinghouse built of red brick with pebbled render to the first floor of the property. The property sits within a corner plot, with the house sited against the eastern boundary of the site. The property sits close to the crossroads of Morley Avenue, Bowden Avenue and Winsford Road. Amenity space surrounding the property consists of a grassed area, double length driveway and an outbuilding. Due to the corner plot, most of the amenity space is sited to the side and front of the property.

Description of development

The submitted application seeks planning permission for erection of ground floor front extension and part single, part two storey side extension to provide additional living accommodation.

The ground floor front extension would connect the entrance to the host property and the entrance to the side extension together and would have approximate dimensions of Height: 3.6 (to the highest point) x Length: 2 x Width: 3.6 metres. The part single storey side extension would align with the primary elevation of the host property and steps in towards the rear of the proposal. At the largest point, this element of the proposal would have approximate dimensions

of Height: 2.4 x Length: 6.2 x Width: 3.5 metres. The first floor element of the proposal would have approximate dimensions of Height: 7 x Length: 5.9 x Width: 3.5 metres and would again step in towards the rear.

The proposal would create an entrance, guest room/multi room and shower room on the ground floor and bedroom 3 on the first floor. The proposal would involve the insertion of a door and three windows within the front elevation, three windows within the rear elevation and a skylight within the roof plane of the ground floor front extension.

Materials to be used include red brick (to match existing), grey roof tiles (to match existing), white UPVC windows and doors (to match existing) and white and black uPVC fascia and rainwater goods (to match existing).

Revised scheme

The scheme has been amended from the original submission as the plans were not considered acceptable. The development forward of the principal elevation of the host property to such an extent could not be supported, as it would disrupt the rhythm of properties within the streetscene and as such would be visually out of keeping. As such, the agent revised a scheme to reduce the number of steps of the side extension and to reduce the amount of built form coming forwards of the primary elevation. The revised plans are considered acceptable and are assessed within this report.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

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).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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 ground floor front extension and part single, part two storey side extension to provide additional living accommodation. This is considered acceptable in principle as many people prefer to alter or 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

Ground floor front extension:

The ground floor front extension would connect the entrance to the host property and the proposed side extension together and would have a projection of 2 metres. This element of the proposal would be sited 3.4 metres from the shared boundary with no.3 Morley Avenue. Due to the distance from the shared boundary and since the proposal has a length of 2 metres, it would not create a harmful impact to no.3 Morley Avenue in terms of visual/ residential amenity. As the property sits within a corner plot and close to the junction with Winsford Road, the neighbour to the west would not be impacted by this element of the proposal.

Part single, part two storey side extension:

The side extension would primarily impact the neighbour to the west, no.15 Winsford Road. The gable of no.15 Winsford Road would look onto the application site. However, the proposal has a step in close to the pinch point of the shared boundary which would reduce the amount of built form felt. The proposal at the closest point would be sited 4.3 metres from the gable of the

neighbouring property. As such, the proposal is not considered to create an overbearing impact to no.15 Winsford Road.

Although the proposal may result in some loss of light in the middle of the day for the neighbour, this would only effect a small part of the garden and as such the impact is not considered to be excessive. The window to the rear of the property relating to the shower room would be conditioned to be obscure glazed within any decision notice granted, to protect the privacy of the applicant and neighbouring properties. 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. The window within the rear elevation of the first floor would look onto part of no.15 Winsford Road's rear amenity space. The window would be conditioned to be obscure glazed to minimise any potential overlooking to the immediate neighbour.

Due to the corner location of the property, this element of the proposal would not give rise to a terracing impact. Given the two storey side extension would be sited 2.2 metres from the shared boundary at the closest point, the proposal is considered pursuant to Policy DC1.4 of the UDP. As such, the proposal would not give rise to any adverse amenity implications to immediate neighbours.

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

Design and Appearance

Ground floor front extension:

As the ground floor extension would have an approximate area of 7.3 metre squared, the proposal would not be considered to comply with the requirements of Permitted Development, rights for front porches. However, given the plot and the form of the two storey side extension, this element of the proposal is considered acceptable in size and form, pursuant to Policy DC1.2 of the UDP.

Part single, part two storey side extension:

This element of the proposal would comply with Policy DC1.4 of the UDP as there is adequate distance to the shared boundary from the proposal to ensure the development is not considered over development and due to the corner plot, this element of the proposal could not create a terracing impact. The form of the extension respects the shape of the development site and step in to the rear reduces impact to the northern neighbour.

Materials:

Materials to be used for the proposal would match that of the host property and as such would be considered acceptable. A materials condition to that effect would be attached to any consent granted.

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.

Bin Storage

Adequate space would be retained for bins to be securely stored within the curtilage of the property.

Car Parking

Adequate space would remain for one car to be parked off street, and as such arrangements would not change.

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 appropriate conditions have been attached to the approval granted.

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 8 March 2023.

-Drawing- Existing & Proposed- Plans and Elevations Inc. Location Plan, numbered PLO1 Rev D, stamped as received by the City Council as Local Planning Authority on 27 April 2023.

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) Before first occupation, the ground floor shower room window and the rear first floor bedroom 3 window as shown on the approved –‘Drawing- Existing & Proposed- Plans and Elevations Inc. Location Plan, numbered PLO1 Rev’, stamped as received by the City Council as Local Planning Authority on 27 April 2023, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4) 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.

5) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

6 Morley Avenue, Manchester, M14 7HB
3 Morley Avenue, Manchester, M14 7HB
16 Winsford Road, Manchester, M14 7HP
15 Winsford Road, Manchester, M14 7HG
13 Winsford Road, Manchester, M14 7HG
2 Bowdon Avenue, Manchester, M14 7HD
4 Morley Avenue, Manchester, M14 7HB
2 Morley Avenue, Manchester, M14 7HB

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