

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135852/FH/2022

Date registered valid: 28 December 2022

Proposal: Erection of two storey side and rear extension to creation additional living accommodation

Address: 12 Moorland Avenue, Manchester, M8 4WT

Ward(s): Crumpsall Ward

Applicant: Mr M Ahmed

Agent (if any): Mr Nadeam Khan, NK Architectural

Case officer: Adam Mitchell
Tel: 0161 234 4165
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Recommendation: APPROVE

Date of recommendation: 16.02.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 January 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 January 2023 Expired: 6 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to a two-storey brick built semidetached dwellinghouse situated adjacent to the head of the cul-de-sac of Moorland Road within the Crumpsall Ward of Manchester. The property benefits from hard landscaping to the front utilised as off-street car parking spaces, amenity space to the side and a large grassed rear garden with a steady gradient down towards the rear boundary. The property also includes a rear dormer. Boundary treatment in the form of timber fencing occupy the shared and rear boundaries.

The surrounding area is predominately residential in nature with houses of similar style and design.

Description of development

The application seeks consent for the erection of a two storey side and rear extension to form additional living accommodation. The proposal has been revised since the original submission reducing the footprint of the development and to include a greater set-in dimension from the adjoining property.

Consultations & Notification Responses

Local residents were notified however none responded.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) 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.

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

- a) rearward extensions greater than 3.65m (12ft) 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

Policy DC1.4 indicates that 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.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed application is for a two storey side and rear extension to a residential dwelling, this is considered acceptable as many people prefer to extend their homes rather than move in order 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's properties' residential amenity.

Residential and Visual Amenity

The proposed 2 storey wraparound extension would accommodate an open plan living room and WC along the ground floor and two additional bedrooms and en-suite along the first floor.

The proposed extension would have approx. dimensions of Height 6.4m x Width 3.3m (along the front elevation) and 6.7m (along the rear elevation) x Depth 4m (along the ground floor) and 3m (along the first floor). The first floor element would be sited approx. 2.2m and 4.8m away from the shared boundaries with no. 10 and 14 Moorland Avenue, respectively.

Revised drawings were received by the planning agent dated 07.02.2023 addressing initial concerns regarding an overbearing, overly large feature along the shared boundary. The revised drawings include a reduced first floor element of the extension and includes a greater set-in dimension from no.10 Moorland Avenue. It is deemed, given the set-in dimension it is not considered to form an overbearing feature along the shared boundaries, and overshadowing implications are deemed negligible given the orientation of the neighbouring properties and the proposed set-in dimension. Further, it should be noted that the neighbouring property (no. 10 Moorland Avenue) would experience built form along the boundary line from the ground floor element, however, given the single storey nature of the extension and the additional depth being on an extra metre it is deemed acceptable in this instance.

It should be noted that the ground floor depth of the extension exceeds the recommended length outlined in the Saved UDP Policy DC1.3 (3.65 metres) however in this instance given the relatively large plot of the application site and the orientation and relationship between the host property and neighbouring dwellings it is not considered that the extensions' depth of 4 metres would be significant to warrant a refusal.

Fenestration elements are proposed along the front, rear and side facing elevations of the extension overlooking the rear and side garden space. It is considered that no significant overlooking or loss of privacy implications would be present for neighbouring occupiers. Additionally, a first floor side facing window is proposed within the en-suite and shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent to protect the neighbouring property's residential amenity.

The proposed two storey side extension does include a setback of 4.2metres from the principal elevation and would be partially visible within Moorland Avenue's streetscene, but it is considered that as the extension is setback from the front of the main dwelling, the proposed extension would be subservient to the existing house and would have an acceptable appearance. It should also be noted that the approval has been conditioned so that it would be built in materials to match the existing house. For these reasons, it is considered that the proposed extension would not adversely affect visual amenity within the area.

Overall, the proposed extensions are considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within saved DC1 and SP1 and DM1 of the Core Strategy.

Height, Scale and Massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed two storey side and two storey rear extension have tied in with the existing building. The proposal includes an acceptable set-back dimension of 4.2metres and a dropdown level of 1.9metres for the two storey side extension and it is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties.

As mentioned above the proposed rear extension exceeds the depth outlined in saved UDP policy DC1.3 (3.65metres) however given the plot size and that the depth of the extension is

only an additional 0.45metres over policy guidance it is deemed acceptable in this instance. The proposed roof profile of the two storey elements include a sloping hipped roof for the side extension and a gable finish to the two storey rear, these are commonplace within the local vicinity. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Car Parking

The existing on street car parking arrangement would be retained with the proposal not effecting the existing car parking arrangement.

Waste Management

The existing waste management arrangement would be retained with the proposal leaving sufficient space to the side for adequate storage and collection points.

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 agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the 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 date of three years beginning with the date of 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:

Drawing: Location Plan ref. A103 stamped as received by the City Council as Local Planning Authority on 28 December 2022

Drawing: Floor Plan ref. A100 REV B

Drawing: Elevations ref. A104 REV B

All stamped as received by the City Council as Local Planning Authority on 07 February 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) The materials to be used on the external surfaces of the proposed extensions 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.

- 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1.

- 5) The first floor window located on the side facing elevation shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent and shall remain so in perpetuity.

Reason- To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

11 Moorland Avenue, Manchester, M8 4WT
27 Ardern Road, Manchester, M8 4WN
10 Moorland Avenue, Manchester, M8 4WT
9 Moorland Avenue, Manchester, M8 4WT
15 Moorland Avenue, Manchester, M8 4WT
25 Ardern Road, Manchester, M8 4WN
23 Ardern Road, Manchester, M8 4WN
8 Moorland Avenue, Manchester, M8 4WT
14 Moorland Avenue, Manchester, M8 4WT
13 Moorland Avenue, Manchester, M8 4WT

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA