

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135370/FH/2022

Date registered valid: 3 November 2022

Proposal: Erection of a single storey rear extension and associated elevational alterations together with the installation of a rear dormer extension

Address: 19 Kingsway Avenue, Manchester, M19 2DH

Ward(s): Rusholme Ward

Applicant: Sophie Backen 19 Kingsway Avenue, Manchester, M19 2DH

Agent (if any): Mr Dan Gibson Gibson Architects Croupyett, Ancrum, Jedburgh, TD8 6UJ

Case officer: Katie Raw
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Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 December 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 November 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 November 2022

Expired: 6 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: No

Tree Preservation Order: No

Description of area

The application site relates to 19 Kingsway Avenue within the south Manchester ward of Rusholme. The application property relates to a semi-detached, two storey, red brick dwellinghouse with Edwardian features including timber framed patterned gable and bay windows. 19 Kingsway Avenue benefits from front amenity space in the form of a paved double driveway and benefits from rear amenity space in the form of further paved areas and an extensive rear garden, measuring approx. 191 square cubic metres. An existing outbuilding, shared with no.21 Kingsway Avenue, is sited to the rear.

Description of development

The submitted application seeks planning permission for the erection of a single storey rear extension and associated elevational alterations together with the installation of a rear dormer extension.

A front porch and roof lights are shown on the plans but are not included within the description of development. These elements can be achieved through the route of Permitted Development.

The single storey rear extension would create a dining/ day room and would have approximate dimensions of Height: 3.4 (to the highest point) x Length: 3 x Width: 5.9 metres. The rear extension would involve an overhanging roof to provide shade and this would have a length from the host property of approx. 4.2 metres. The rear extension would involve the insertion of a set of sliding doors within the rear elevation, a high level window within the side elevation and two rooflights.

The associated elevational alterations would involve the removal of the first floor bay window within the rear elevation of the host property to be replaced by a new window.

The rear roof dormer would span the width of the roof and would have approximate dimensions of Height: 2.4 x Length: 5.9 x Width: 4.5 metres and would have an approximate volume of 31.9 cubic metres. The dormer would create two additional bedrooms and would involve the insertion of two windows within the rear elevation.

Materials to be used throughout the proposal would include:

- Rear extension- Sand coloured cement render- colour warm off white and single-ply EPDM roofing membrane, colour dark grey (different to host property)
- Dormer- vertical tile cladding (to match existing)
- White UPVC windows (to match existing)
- Aluminium, double glazed sliding doors, frame colour warm mid-grey (different to existing).

Planning history

No planning history exists for the 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).

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 a single storey rear extension and associated elevational alterations together with the installation of a rear dormer extension. 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

Rear extension:

The single storey extension would be sited close against the boundary with no.17 Kingsway Avenue. However, as the extension has a rearward projection below that prescribed in Policy DC1.3 of the UDP and is only single storey, the additional built form against the boundary is not considered overbearing. The overhanging roof with a length of approximately 4.2 metres would not produce an overpowering feature. Due to the orientation of the properties, no.17 would not experience any loss of light or overshadowing implications and due to the insertion of windows and doors would not give rise to any overlooking or privacy implications. 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.

No.21 Kingsway Avenue would feel the additional built form 1.3 metres from the shared boundary and even with the low boundary treatment between the two properties would not create an overpowering feature. A high level window is to be inserted in the side elevation facing no.21 Kingsway Avenue. Although windows are discouraged in the side elevation, since there is a 1.3 metre distance to the boundary and since it is high level, it is not considered to give rise to any overlooking or privacy implications. A similar view into the neighbour's rear amenity space is already possible with the low boundary treatment and with the sense of openness along this stretch of Kingsway Avenue to the rear. Although no.21 Kingsway Avenue may experience some loss of light and overshadowing implications, as the proposal is single storey any impact would be minimal.

Due to the applicant's extensive rear amenity space, no properties to the rear would be impacted by the proposal.

Associated elevational alterations:

The replacement of the existing first floor bay window to the rear elevation of the host property for a new window would not give rise to any adverse visual/residential amenity implications.

Installation of rear dormer extension:

As the rear dormer would not include the insertion of windows to the side elevations, the dormer would not give rise to any privacy or overlooking implications to those properties either side of

the applicant property. Properties to the rear would be unlikely to experience any adverse implications due to the extensive rear amenity space. The proposal would not give rise to overshadowing or loss of light implications.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. It is considered to be an acceptable addition to the roof of the property. Although the dormer is considered large, the dormer is not considered to be a detrimental or overpowering feature and would not be visible from the streetscene.

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

Design and Appearance

The materials to be used throughout the proposal are listed previously within the report and are considered appropriate. It is noted that the rear extension would be clad in a sand coloured cement render. Although this material would contrast with those used within the host property, given the use of cream render within the outbuilding and the hidden nature of the extension from the streetscene, in this instance it is considered acceptable. A materials condition to that effect would be attached to any consent granted.

Rear extension:

The rear extension would have a projection of 3 metres and as such is compliant with Policy DC1.3 of the UDP which states that rearward projections should not extend 3.65 metres. The overhanging roof element of the proposal despite being over 3.65 metres is not considered overly large, pursuant to Policy DC1.2 of the UDP.

Associated elevational alterations:

Although the original bay window would be removed as a result of the proposal which is an architectural feature evident within properties along this stretch of Kingsway Avenue, given it is sited to the rear of the property any impact would be minimal. This is therefore considered acceptable.

Installation of rear dormer extension:

The dormer respects the shape of the existing property and respects the relationship with the neighbouring property at the side. The proposed dormer would be sited and designed to ensure that it is subservient to the original dwellinghouse and is not excessively large or bulky. This is pursuant to Policy DC1 within the UDP. Similar roof dormers could have been obtained through the route of Permitted Development, as the dormer would have an approximate cubic volume below the maximum prescribed through PD rights. In addition, there is a precedent of rear dormers in the surrounding area and is evident when sited within the rear amenity space of the applicant's property.

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.

Car parking

Car parking provision would be unaffected by the proposal.

Bin storage

Bin storage would be unaffected by this proposal.

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.

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 added 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 3 November 2022.

-Drawing- Proposed- Floor Plans, numbered PL003, stamped as received by the City Council as Local Planning Authority on 3 November 2022.

-Drawing- Proposed- Elevations, numbered PL004_REVA, stamped as received by the City Council as Local Planning Authority on 3 November 2022.

-Drawing- Existing & Proposed- Site & Location Plans, numbered PL001, stamped as received by the City Council as Local Planning Authority on 3 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.

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

34 Kingsway Avenue, Manchester, M19 2DH
17 Kingsway Avenue, Manchester, M19 2DH
26 Kingsway, Manchester, M19 2DD
24 Kingsway, Manchester, M19 2DD
32 Kingsway Avenue, Manchester, M19 2DH
21 Kingsway Avenue, Manchester, M19 2DH

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA