

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135328/FH/2022

Date registered valid: 1 November 2022

Proposal: Erection of two storey side extensions following demolition of existing garage to form additional living accommodation, together with extended raised patio, associated pergola and boundary treatment to the rear.

Address: 15 Strain Avenue, Manchester, M9 6PS

Ward(s): Higher Blackley Ward

Applicant: Ms Emma Atherton 15 Strain Avenue, Manchester, M9 6PS

Agent (if any): Ms Julie Fitzpatrick designPush Architectural Services PO Box 7, 1-3 Broad Road, Sale, M33 2AE

Case officer: Adam Mitchell
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Recommendation: APPROVE

Date of recommendation: 20.12.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 November 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 November 2022 Expired: 30 November 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a brick built semi detached two storey dwelling situated at the head of Strain Avenue's cul-de-sac. The property benefits from a two storey bay fronted window along the front elevation, hard surfaced area to the front and side of the property and a large splayed rear garden with an existing single storey garage situated alongside the shared boundary with no. 17 Strain Avenue. Further, the property benefits from an existing single storey rear extension.

Description of development

The application seeks planning consent for the erection of a two storey side extension following demolition of existing garage to form additional living accommodation, together with extended raise patio, associated pergola and boundary treatment to the rear

Consultations & Notification Responses

Local residents were notified however none responded.

Planning History

121731/FH/2018 Erection of single storey rear extension to form additional living accommodation and associated decked area following demolition of existing outtrigger.
APPROVED 11.12.20218.

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

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.

Issues

Principle

The proposed development is a two storey side extension together with extended raised patio, associated pergola and boundary treatment to the rear to a residential dwelling, this is considered acceptable as many people prefer to extend their home 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 two storey side extension accommodates an office, toilet and cinema room along the ground floor and an additional bedroom with wardrobe space along the first floor including rear, side and front elevation windows. The proposed extension would have approx. dimensions of Height 7.6m x Width 4.3m x Depth 6.3m. The extension would become flush with the original rear elevation and at its closest distance be positioned alongside the shared boundary with no.17 Strain Avenue.

The extension incorporates a dropdown dimension (0.4metres) from the original roof ridge height and include a 1.7metre setback from the principal elevation in order to become subservient to the original dwelling and prevent terracing impact within the streetscene. This therefore complies with saved UDP Policy DC1 and is deemed acceptable.

The side extension would sit north of no. 17 Strain Avenue's boundary replacing the existing single storey garage's footprint, the side extension incorporates a staggered building line that runs alongside the boundary however given the orientation of the properties and the staggered building line approach it is not considered to create an overbearing feature along the boundary.

Further, the orientation of the street is not considered to provide additional overshadowing impacts to the neighbouring property. The two storey side extension terminates along the original rear elevation therefore leaving amenity space to the rear of the garden and a sufficient distance to properties along Stonemead Drive to prevent overshadowing and an overbearing feature from occurring.

The proposed extension would be visible from within the streetscene of Strain Avenue, but it is considered that as the extension is set back 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.

Fenestration elements are situated along the front and rear elevation overlooking the front driveway and rear garden. The orientation of the street means that the first floor windows of the side extension overlooks the neighbour's front amenity space however given the distance (5.6 metres) and the neighbouring property will retain their rear garden privacy it is not considered that the fenestration elements would provide significant overlooking or loss of privacy implications to warrant a refusal. Additionally, one small ground floor side elevation is proposed within the toilet and this will be obscurely glazed to no less than scale 5 of the Pilkington Glass Scale or other such other equivalent and a condition will be attached to any approval stating this.

The raised patio and associated pergola will be situated to the rear of the proposed two storey side extension. The proposed patio will be an enlargement of the existing patio's footprint and would run alongside the shared boundary with no. 17 Strain Avenue. Initial concerns were raised with the perceived overlooking and loss of privacy to the neighbouring occupier, therefore a revised scheme was submitted including the implementation of a 1.8metre boundary treatment along the shared boundary with no.17 Strain Avenue to mitigate against significant overlooking and loss of privacy effects of the raised patio being extended out alongside the boundary treatment. Therefore, it is considered the raised patio, pergola and boundary treatment to the rear of the property do not create significant residential amenity to neighbouring occupiers and is considered acceptable against policy SP1 and DM1 of Manchester's Core Strategy.

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 extension has tied in with the existing building. The proposal includes an acceptable set-back dimension of 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. The proposed roof profile will match the existing alongside the utilisation of similar materials to existing. 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 rear and side for adequate storage and collection points.

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 to guide the application through all the 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 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 following drawings and documents: Local plan and drawings numbers:

Drawing: Site Plan ref. DP203-P02

Stamped as received by the City Council as Local Planning Authority on 16 December 2022

Drawing: GF Plans ref. DP203-P03

Drawing: 1F Plans ref. DP203-P04

Drawing: Loft Plans ref. DP203-P05

Drawing: Front Elevations ref. DP203-P06

Drawing: Side Elevations ref. DP203-P07

Drawing: Rear Elevations ref. DP203-P08

Drawing: Location Plan

All stamped as received by the City Council as Local Planning Authority on 01 November 2022

Reason- 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 (2012).

- 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.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 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 interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1.

- 5) The ground floor window located on the side 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.

- 6) The positions, heights and type of boundary treatment around the proposed raised patio along the shared boundary with no.17 Strain Avenue hereby approved shall be erected in accordance with the plan referenced: Drawing: Site Plan ref. DP203-P02

Stamped as received by the City Council as Local Planning Authority on 16 December 2022. The approved scheme shall be retained in situ hereafter.

Reason- To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies SP1, EN1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

14 Strain Avenue, Manchester, M9 6PS
27 Stonemead Drive, Manchester, M9 6AF
25 Stonemead Drive, Manchester, M9 6AF
23 Stonemead Drive, Manchester, M9 6AF
21 Stonemead Drive, Manchester, M9 6AF
20 Strain Avenue, Manchester, M9 6PS
19 Strain Avenue, Manchester, M9 6PS
17 Strain Avenue, Manchester, M9 6PS
13 Strain Avenue, Manchester, M9 6PS
18 Strain Avenue, Manchester, M9 6PS
16 Strain Avenue, Manchester, M9 6PS

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