

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134948/FO/2022

Date registered valid: 26 October 2022

Proposal: Erection of a two storey rear extensions to both properties to form additional living accommodation

Address: 18 And 20 Rowood Avenue, Manchester, M8 0RF

Ward(s): Cheetham Ward

Applicant: Mr M Iqbal & Mrs Uzma Rasool, 18 & 20 Rowood Avenue, Manchester, M8 0RF

Agent (if any): M Farooq, Building Design Services Via Email

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 13.12.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 27 October 2022

Standard consultations:

Printed: 7 November 2022 Expired: 28 November 2022

Neighbour notifications

Printed: 7 November 2022 Expired: 28 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: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to 18 and 20 Rowood Avenue situated in Cheetham, Manchester. The application site relates to a pair of semi-detached dwellings benefitting from hard landscaping to the front alongside a canopy and bay window situated along the front elevation. Both properties benefit from a reasonable sized rear garden with boundary treatment in the form of timber fencing along the rear and shared common boundaries. Further no. 20 Rowood Avenue has an existing single storey detached garage situated within the rear garden.

The remainder of the area is predominately residential in nature and majority of houses in the surrounding area are of similar style and design.

Description of development

The application seeks planning consent for the erection of a two storey rear extensions to both properties to form additional living accommodation. The proposal has been revised since the original submission to incorporate a level of subservience to the original dwelling in order to comply with saved UDP Policy DC1.

Consultations & Notification Responses

Local residents were notified however none responded.

Environmental Health recommended a residential acoustic insulation condition be attached to any approval, alongside a verification report once the development is occupied.

Planning History

133846/FH/2022 20 Rowood Avenue. Erection of part single, part two storey rear extension to form additional living accommodation. APPROVED 11.07.2022

132094/FH/2021 18 Rowood Avenue. Erection of a two storey rear extension to form additional living accommodation. APPROVED 10.01.2022

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 development is a two storey rear for two adjoining semi-detached properties to form additional living accommodation, this is considered acceptable in principle 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 properties' residential amenity. As the properties are to remain single family dwellinghouses it is not considered that the proposed extensions would give rise to any significant additional waste or car parking pressures.

Residential and Visual Amenity

The application has been revised since the original submission to incorporate a greater level of subservience to the original dwellings including a dropdown level of 0.35metres from the original roof ridge height. The extensions would have approx. dimensions of Height 6.9m x Width 6.3m x Depth 3.6m. The extension would be sited 2.4metres from the shared boundary with no. 16 Rowood Avenue and 2.4 metres from the shared boundary with no. 22 Rowood Avenue.

No. 22 Rowood Avenue is the immediate neighbour to the north that would be impacted by the proposal. As mentioned above the extension at no. 20 Rowood Avenue would be sited 2.4metres from the neighbouring property. Due to the positioning of the applicant's detached garage, the garage would be sited in between the proposal and no. 22 Rowood Avenue. In addition, no.22 Rowood Avenue has a detached garage which is positioned against the boundary. As such this should minimise some impact from the proposal and would not create an overbearing feature. Due to the orientation of the street, the scheme would not give rise to any overshadowing or loss of light implications for no.22 Rowood Avenue.

No. 16 Rowood Avenue is the immediate neighbour to the south that would be impacted by the proposal. As mentioned above the extension at no.18 Rowood Avenue would be sited 2.4metres from the neighbouring property and as such it is considered this is a sufficient distance to minimise any potential overbearing implications the neighbouring property may experience. Additionally, it is not considered given the orientation of the street that overshadowing or loss of light impacts would be present.

Fenestration elements are proposed along the rear elevation overlooking the rear gardens. A side door is proposed for both extensions along the side facing elevation however given the distance to the boundary and the existing boundary treatment it is not considered that any additional overlooking or privacy implications will occur to the neighbouring properties.

As the rear of the property looks onto Metrolink land, no residential properties would be impacted by the proposal.

As the proposal is for two rear extensions, any impacts to the adjoining neighbour is reduced. Therefore it is not considered that the proposal would have an adverse impact upon residential or visual 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 extensions appropriately relates to the height parameters of the existing building. The height of the proposed two storey rear extension have tied in with the

existing building. The revised proposal includes an acceptable dropdown level from the ridge height and it is considered that the proposed extensions responds well to the dimensions, design and siting of the neighbouring properties. The materials of the extension will match the existing dwelling and a condition will be attached to any approval to this end. 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

Car parking provision would be unaffected by the proposal.

Bin Storage

Bin storage would be unaffected by the proposal.

Environmental Health Comments

It is worth noting that it is not considered appropriate to implement the acoustic insulation condition onto this existing residential property and therefore this condition will not be attached to this approval.

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 the 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 documents and drawings:

Drawing: Floor Plans (NO.20) ref. A1897/2

Drawing: Floor Plans (NO.18) ref. A1930/2

Stamped as received by the City Council as Local Planning Authority on 21 September 2022

Drawing: Elevations (NO.20) ref. A1897/3

Drawing: Elevations (NO.18) ref. A1930/3

Stamped as received by the City Council as Local Planning Authority on 30 November 2022

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for City of Manchester.

- 3) The materials to be used on the external surfaces of the extension hereby permitted 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 drawings :

Drawing: Floor Plans (NO.20) ref. A1897/2

Drawing: Floor Plans (NO.18) ref. A1930/2

Stamped as received by the City Council as Local Planning Authority on 21 September 2022

Drawing: Elevations (NO.20) ref. A1897/3

Drawing: Elevations (NO.18) ref. A1930/3

Stamped as received by the City Council as Local Planning Authority on 30 November 2022

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

15 Rowood Avenue, Manchester, M8 0RF
20 Rowood Avenue, Manchester, M8 0RF
9 Rowood Avenue, Manchester, M8 0RF
26 Rowood Avenue, Manchester, M8 0RF
17 Rowood Avenue, Manchester, M8 0RF
14 Rowood Avenue, Manchester, M8 0RF
11 Rowood Avenue, Manchester, M8 0RF
1 Glover Avenue, Manchester, M8 0RL
24 Rowood Avenue, Manchester, M8 0RF
22 Rowood Avenue, Manchester, M8 0RF
19 Rowood Avenue, Manchester, M8 0RF
16 Rowood Avenue, Manchester, M8 0RF
13 Rowood Avenue, Manchester, M8 0RF

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA