

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134792/FH/2022

Date registered valid: 25 August 2022

Proposal: Erection of a part single/part two storey side extension and a single storey rear extension to form additional living accommodation and installation of rooflights,

Address: 39 Houghend Avenue, Manchester, M21 7SF

Ward(s): Chorlton Park Ward

Applicant: Mrs Sylwia Nikel-Sheperd, 39 Houghend Avenue, Manchester, M21 7SF

Agent (if any): Mrs Magdalena Haener, Pride Road Manchester South, 110 Great Stone Road, Manchester, M16 0HD

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16th November 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	4 October 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 2 September 2022 Expired: 23 Sept 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

The site relates to a two storey semi detached property in the Chorlton Park ward area of Manchester. The property is located at the top of a Cul de sac and has a ginnel/public walkway to the side between no's 39 and flats no.'s 41 and 43. The site is surrounded by similar semi-detached properties with some cottage flats making up the housing stock within the area.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is typically residential in character located close to local schools and the Metrolink

Description of development

The applicant is seeking planning permission for the erection of a part single/part two storey side extension and a single storey rear extension to form additional living accommodation and installation of rooflights

- 39 do not have a drive, trucks parked either side of 39, stopping anyone coming to and from their property, causing obstruction.
- The proposed building site will go on for months with disruption to all the surrounding neighbours as there is only parking space for visitors on the public highway, these parking spaces were built for visitors by Southway and are often all taken as a lot of the properties have more than one car.
- The erection of the build right to the 7ft fence as shown in the application to the public footpath will look out of place and make the avenue look weird with no uniformity
- The Velux windows, they will overlook making privacy issues, as they can be opened out
- The proposed building work to will change the avenue.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

Previous applications relating to this site as follows:

Planning reference 133488/FH/2022- for erection of a two storey side and part two, part single storey rear extension to provide additional living accommodation. This application was withdrawn on 13th June 2022

Residential amenity

There have been raised concerns from local residents relating to the recent works to the property, the removal of hedges and trees, the erection of a fence along the boundary, disruption to the end of the Avenue, blocked light, loss of privacy, erection of high fence and visual appearance, and noise as a result of the trees being removed.

Ground Floor

The extension would be set back from the front wall of the dwellinghouse extending rearwards along the side retaining a gap of 1.0m to the boundary with the ginnel. The width of the side would increase in width towards the rear due to the angled site boundary and the extension following the boundary line. The proposal would project beyond the rear wall wrapping around the host dwelling and up to the shared boundary with the adjoining semi-detached property no 37 Houghend. The projection beyond the rear wall near to the shared boundary would be 3.0m to a width across the back wall of 4.488m. At this point the extension would project rearwards by a further 5.326m with a width of 7.6m. The overall length of the proposal along the side would be 10.736m.

The roof would be a mix of sloping on the shared boundary with the adjoining semi-detached property and a small hip adjoining a dual pitch roof with the addition of three roof lights. Bi folding doors are proposed on the rear with a large window along the side facing towards the shared boundary with the adjoining semi, a door on the side and small window on the front elevation. Although there is a large window on the side elevation facing the boundary of the adjoining semi detached property, given the distance together with the angle of the window which would be hidden by the element of the extension nearer the shared boundary, it is not anticipated that there would be any overlooking or loss of privacy given by the window in this location.

First Floor

The first floor would be set back from the original front wall of the property by 900mm extending along the side and increasing in width towards the rear retaining a gap to the boundary of the ginnel of 1.0m. Projection would be 5.9m along the side with a total projection beyond the rear wall of 3.557m. The first floor would have a width of 7.6m and feature a hipped roof to reflect the original roof design. Windows are proposed on the front and rear with a wrap around window on the side elevation facing the adjoining semi detached property. Given the side window would face the neighbouring properties garden, a condition has been attached for obscure glazing to ensure that there would be no overlooking or loss of privacy.

It is considered that the proposal would not provide terracing or any loss of amenity within the street scene. The impression of subservience is achieved by the setback from the front and set down from the original height of the roof. Although the overall footprint exceeds DC1 saved policy, it is considered that the retained gap to the shared boundary together with the gap retained to the ginnel and further to the neighbouring properties no.s 41 and 43, that this would not have an overbearing impact upon the occupiers of these properties.

The proposal presents itself as a unique design occupying a large space to the side and rear, however, it is considered that the proportions of the extension are acceptable and given the relationship to properties either side, the footprint is not considered to create a bulky or disproportionate scale addition to the property and therefore can be comfortably accommodated within the site.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

Although the proposed extension is considered to have an unusual layout which is unique to the site, the size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The extension would be designed to be a noticeable addition to the dwelling which it achieves by adopting a combination of contemporary and traditional design appearance together with the proposed materials. These are intended to be brick and tile to match existing with powder coat aluminium frame and glazing in the gable end of the single storey rear extension as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring properties at the side and rear, and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Other matters

Concerns were raised by local residents with regards to the removal of hedging along the boundary of the site and replacement of timber fencing. During the site visit it was confirmed that the height of the fencing did not exceed 2.0m, however, where the fencing adjoined the highway, the applicant was advised to reduce the height to 1.0m or apply retrospectively for planning permission.



Bins

The location of the bin storage is unaffected by this proposal as there is retained access along the side of the property for the movement of bins for collection. This is considered to acceptable and therefore would accord with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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:

Received 25th August 2022 Numbered 10 Proposed Floor Plans

Received 25th August 2022 Numbered 11 Proposed Roof Plan

Received 1st November 2022 numbered 12A Proposed Elevations and 3D view

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those as outlined in the application form 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) Before first occupation the windows in the side elevation at first floor facing no. 37 Houghend Avenue 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

575 Mauldeth Road West, Manchester, M21 7SH
46 Nell Lane, Manchester, M21 7SN
44 Nell Lane, Manchester, M21 7SN
42 Nell Lane, Manchester, M21 7SN
573 Mauldeth Road West, Manchester, M21 7SH
43 Houghend Avenue, Manchester, M21 7SF
41 Houghend Avenue, Manchester, M21 7SF
37 Houghend Avenue, Manchester, M21 7SF

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA