

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133771/FH/2022

Date registered valid: 26 May 2022

Proposal: Erection of a two storey side extension and two storey front extension to create additional living accommodation following demolition of existing garage.

Address: 12 Marton Avenue, Manchester, M20 5LN

Ward(s): Didsbury East Ward

Applicant: Mr Tallal Tntoush, 12 Marton Avenue, Manchester, M20 5LN

Agent (if any): Mr Mahmud Tantoush, Flat 501, XQ7 Building, Salford, M5 3FN

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 July 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 9 June 2022 Expired: 30 June 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of brownish red brick and off-white render, with a pantile hipped roof. The property features a catslide roof to the front, with a porthole window, both common features of this area. The plot includes front and rear gardens with a driveway and detached garage.

Description of area

Marton Avenue is a short residential street off Ruabon Road, near Parrs Wood in East Didsbury. It is characterised by similar dwellinghouses to the application site, featuring porthole windows and render at first floor and catslide roofs. The area benefits from its proximity to Didsbury Village, a metrolink stop, train station and entertainment complex.

Description of development

The applicant is seeking permission to build two storey front and side extensions, to form additional living accommodation in the form of a porch, larger kitchen, study, larger 3rd bedroom and additional bathroom.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021), in particular:

- Chapter 12 – Achieving well-designed places

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

Issues

Principle – The principle of building two storey side and front extensions to provide additional living space is acceptable given the provisions of policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The two storey front extension would project 2.18m beyond the elevation containing the front door and 0.85m beyond the principal elevation, with a width of 3.7m, to create a porch and W/C downstairs and a bathroom upstairs. It would have a height to match the existing arrangement, complete with matching catslide roof. The two storey side extension would have a width of 4m, with a depth to match the existing house, coming flush with both the rear elevation and part of the principle elevation, which is set back 1.3m. The eaves would match existing and the ridge would match that of the original side projection, which is set 1.18m lower than the highest ridge. The extension would only project 2.88m beyond the existing side at first floor, with an increase in height of 0.71m. The extension leaves a gap of 1.2m to the boundary shared with No.10, meaning the development gap between the properties can be shared equally. To make way for this extension the existing detached garage, sited along the shared boundary, would be demolished. The extensions are considered subservient due to the setbacks and lowered roof heights and the plot is large enough to accommodate this development with adequate space left to the boundaries. Therefore the siting and scale of the extensions are considered acceptable, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The materials proposed for the extensions match the existing house, including; red brickwork, white render and red roof tiles, with grey uPVC doors and windows, which has been conditioned. The front elevation would feature a matching catslide roof, with the porthole window reinstated, in keeping with the area. The side extension would also match existing in terms of design and roof pitch. The design and style of the extensions is appropriate and mimics the original building well. There isn't a firm building line along Marton Avenue, given the curved nature of this road, therefore the two storey front extension would not project out beyond the neighbouring houses to the detriment of visual amenity. The adjoining semi, No.14, features its own two storey side and front extensions with very similar massing and design, hence the proposal would re-balance the semi. Furthermore, many properties along Marton and Ruabon Road feature similar or larger two storey extensions,

hence the character of the area has changed and a strong precedent has long been set. Therefore the visual amenity of the house and wider street scene are not thought to be significantly harmed by this proposal, pursuant to policies DM1, SP1 and DC1.

Residential amenity – No objections were received from the neighbours notified of this development, nor any other parties, and due to the proposal's siting and orientation, it is not considered that the works would cause undue harm to the neighbouring properties. No part of the development would cause disamenity to the adjoining semi due to the siting and scale. Though the side extension would be sited south of No.10, it would only overshadow their garage, which is not deemed significant. The garage to be demolished is sited along the shared boundary, however the extension will leave a gap of 1.2m. The extension does not project beyond the rear elevations and therefore shouldn't impact upon neighbour's enjoyment of their rear gardens. The design leaves adequate space to the front, side and rear boundaries and the proposed windows have been sensitively located, hence the proposal is considered acceptable in terms of residential amenity.

Parking and refuse – The provision of off-street car parking remains as existing, with space for a car on the driveway. There would be an adequate gap to the boundary retained (1.2m), therefore transporting refuse bins to the garden would remain possible, pursuant to policy DM1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area, therefore the development is deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. No issues have

arisen during the consideration of this application and it has been determined in a timely manner.

Condition(s) to be attached to decision for approval

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 drawing numbered 'SK03 A', stamped as received by the City Council as Local Planning Authority with the application form on the 26th May 2022.

Reason - To ensure 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 extensions hereby permitted shall match those specified on the submitted application form, including brickwork, render and roof tiles to match existing.

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.

Appendix 1 – List of consultees & neighbours notified

17 Marton Avenue, Manchester, M20 5LN
15 Marton Avenue, Manchester, M20 5LN
13 Marton Avenue, Manchester, M20 5LN
7 Ruabon Road, Manchester, M20 5LB
14 Marton Avenue, Manchester, M20 5LN
10 Marton Avenue, Manchester, M20 5LN

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
Area Team Boundary - Name: SOUTH