

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134596/FH/2022

Date registered valid: 12 September 2022

Proposal: Erection of single storey rear extension to create additional living accommodation and creation of rear decked area with associated elevational alterations

Address: 27 Clifton Avenue, Manchester, M14 6UD

Ward(s): Withington Ward

Applicant: Mr Tom Kincaid 27 Clifton Avenue, Manchester, Manchester, M14 6UD

Agent (if any): Pulmann Associates Architects Pulmann Associates Bridge House, 18A Bridge Street, Milnrow, Rochdale, OL16 3ND

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

Recommendation: Approve

Date of recommendation: 4 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 October 2022

Standard consultations:

Printed: 21 September 2022 Expired: 12 October 2022

Neighbour notifications

Printed: 21 September 2022 Expired: 12 October 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 27 Clifton Avenue within the south Manchester ward of Withington. The application property relates to a three storey, semi-detached, red brick dwellinghouse with render detailing to the basement floor. The property possesses Victorian features including the canted bay window, sash windows and the half basement. The property sits to the north of the site, of which the site sits on the junction of Clifton Avenue and Brook Road. Amenity space to the front of the property consists of a gravelled driveway and a low picket fence leads to the rear amenity space, which consists of a grassed garden with some areas of patio.

Description of development

The submitted application seeks planning permission for the erection of single storey rear extension to create additional living accommodation and creation of rear decked area with associated elevational alterations.

The single storey rear extension would be limited in scale as it would infill the current recessed area of the rear elevation sited against the shared boundary with no.25 Clifton Avenue. The proposal would have approximate dimensions of Height: 3.2 x Length: 1 x Width: 2.1 metres

and would involve the insertion of a bi-folding door along the rear elevation and continuous roof lights. The proposal would create a new open plan kitchen and utility room.

The creation of the rear decked area would be sited 0.7 metres above ground level, would have a length of 3 metres, and would create a bar, patio area, fire pit and seating area and would be sited against the rear of the property. The decking would be sited against the shared boundary with no.25 Clifton Avenue. The deck would be surrounded by a glass balustrade to the rear and side elevation and would include a gate. Three steps would give access down into the rear garden. 3mm aluminium composite sheet panels would form the base fascia finished in anthracite RAL 9017 colour and hinged panels within the rear elevation of the decking would provide storage space. A retractable canopy is also proposed to be installed to extend over the decked area.

Elevational alterations linked to the proposal would include the insertion of the bi-folding door across the entirety of the rear elevation, and a new window within the rear elevation (correlating to the dining room).

Materials to be used would include:

- white painted stock brickwork (to match existing)
- white UPVC windows
- anthracite composite UPVC door
- frameless glass balustrade
- 3mm aluminium composite sheet panels would form the base- fascia finished in anthracite RAL 9017 colour
- decking.

Planning history

112335/PDE/2016/S1- Single Storey Rear Extension. Extend beyond rear wall 6 Metres. Maximum Height from ground level 4 Metres. Height of Eaves 3 Metres. Conditional extension- GPD- 30 June 2016.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Withington Civic Society

Withington Civic Society were consulted on the application; however, no responses were received.

South East Fallowfield Residents Association

South East Fallowfield Residents Association were consulted on the application; however, 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).

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 single storey rear extension to create additional living accommodation and creation of rear decked area with associated elevational alterations. This is considered acceptable in principle as many people prefer to alter and 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 rear extension would be sited against the shared boundary with no.25 Clifton Avenue and would have a rearward projection of approximately 1 metre, to align to the existing rear elevation of the host property. Although the extension would be sited on the shared boundary, the extension would not come forwards of the rear elevation of the neighbouring property and as such the neighbour would not feel the additional built form. Since the extension would not be felt by the neighbour, no loss of light or overshadowing implications would occur. The insertion of the windows would not give rise to any overlooking/ privacy implications to this neighbour or any other neighbours along Brook Road since the extension is only single storey. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. Due to the small nature of the proposal, the extension

would not be seen from Brook Road, and would also be sited adequate distance from no.5 Brook Road to not cause any adverse amenity implications.

Rear decked area:

Any visual/residential amenity implications would be primarily felt in terms of overlooking. However, as the decking would only be raised from the ground by 0.7 metres, would extend beyond the rear building line by 3 metres and would be located against the extension of no.25 Clifton Avenue, any overlooking opportunities would be minimal. Due to the corner location of the property, no other properties would be negatively impacted by the proposal.

Associated elevational alterations:

The elevational alterations would be to a ground floor level only and as such would not give rise to any adverse visual/residential amenity implications.

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

Design and Appearance

Rear extension:

The rear extension is considered small in nature and would be sited within the current recess to the rear elevation of the host property. The proposal would conform to Policy DC1.3 of the UDP which states that rearward extensions beyond 3.65m would not be approved, as the proposal has a rearward projection of 1 metre. The extension is not considered bulky or out of character with the style of development in the surrounding neighbourhood and is therefore pursuant to Policy DC1.2 of the UDP.

Rear decked area:

Due to the height of the decking above ground level, the decking would not constitute Permitted Development. However, the height of the decking at 0.7 metres is not considered too large to adversely impact the design and appearance. The use of the frameless glass balustrade would add a contemporary and contrasting feature to the rear of the property; making a smart addition. As such, the rear decked area is considered pursuant to Policy DC1 of the UDP.

Associated elevational alterations:

The associated elevational alterations are considered acceptable in terms of design and appearance.

Materials:

The materials to be used throughout the proposal are considered appropriate and a condition to that effect would be attached to any consent granted.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity. The amended drawings offer a more appropriate design.

Bin storage

Bin storage would be unaffected by this proposal.

Car parking

Car parking 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 by requesting further information relating to the scheme.

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 August 2022.

- Drawing- Existing & Proposed- Plans and Elevations, numbered M21-04-03 REV 01, stamped as received by the City Council as Local Planning Authority on 12 September 2022.
- Drawing- Location Plan- The Location Plan, stamped as received by the City Council as Local Planning Authority on 3 August 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 and 'Existing & Proposed- Plans and Elevations, numbered M21-04-03 REV 01', 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

Withington Civic Society
South East Fallowfield Residents Association

22 Brook Road, Manchester, M14 6UF
24 Brook Road, Manchester, M14 6UF
18 Brook Road, Manchester, M14 6UF
25 Clifton Avenue, Manchester, M14 6UD
5 Brook Road, Manchester, M14 6UE
Flat 5, 16 Brook Road, Manchester, M14 6UF
Flat 4, 16 Brook Road, Manchester, M14 6UF
Flat 3, 16 Brook Road, Manchester, M14 6UF
Flat 2, 16 Brook Road, Manchester, M14 6UF
Flat 1, 16 Brook Road, Manchester, M14 6UF

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
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Wilmslow Road/Egerton Road)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA