

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135027/FH/2022

Date registered valid: 23 September 2022

Proposal: Erection of single story front porch extension

Address: 6 Cochrane Avenue, Manchester, M12 4UU

Ward(s): Ardwick Ward

Applicant: Mrs Zahra Saleh, 6 Cochrane Avenue, Manchester, M12 4UU

Agent (if any): Mr Rashid Mehmood I. Planning Services, 2A Cook Street, Bury, BL9 0RP

Case officer: Harriet Aidoo
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Recommendation: Approve

Date of recommendation: 15 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 October 2022

Standard consultations:

Printed: 3 October 2022 Expired: 24 October 2022

Neighbour notifications

Printed: 3 October 2022 Expired: 24 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: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

The application relates to a 2-storey, mid-terraced dwellinghouse within the Ardwick ward of Manchester. The property lies within a predominantly residential area of properties of similar type, comprising of 2 and 3 storey dwellinghouses. The application site benefits from amenity space to the front and rear elevations only, a front driveway, including boundary treatment, approximately 1 metre along the front elevation. The front amenity space is hard surfaced; part block paved / part paving flags. The existing front amenity space measures approximately 5.7 metres deep x 5.6 metres wide.

Description of development

The submitted application relates to a proposed single story, combined front porch and w/c extension.

Following correspondence, revised plans were subsequently submitted proposing obscure glazing to the windows of the extension, (dated 14/11/2022).

The proposed extension would be stepped-away from the common shared boundary with no. 8 Cochrane Avenue approximately 279mm, and project approximately 2654mm deep from the front building line of the original dwellinghouse x approximately 3122mm wide x 3422mm high, and would retain a separation distance of approximately 2400mm from the common boundary with no. 4 Cochrane Avenue, and a further separation distance of approximately 3623mm would be retained from the common boundary with the back of pavement along Cochrane Avenue. It would have a pitch roof design, with 1no. window and a door along the front elevation, and 1no. window along the side elevation - facing the common shared boundary with no. 4 Cochrane Avenue. It is intended to use external facing materials matching the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Highways

The proposed extension is sited only within the curtilage of the site and does not impinge onto the adopted highway.

Pedestrian access will remain as existing, which is acceptable to Highways.

In-curtilage parking will remain as existing, which is acceptable to Highways.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

There are no boundary treatments noted.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 (Residential Extensions) is considered relevant.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ISSUES

Following correspondence, revised plans were subsequently submitted proposing obscure glazing to windows, (dated 14/11/2022).

Principle

The principle of extending one's home is acceptable and the planning system accommodates this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The key issues for this application are therefore the impacts on visual and residential amenity.

Residential and visual amenity

Impact of works (single storey front porch extension) - Although the proposal will be a prominent feature within the character of the streetscene and will be highly visible along the streetscene - as would any front porch constructed in line with the requirements and limitations of general householder general permitted development. However, in this instance as the proposed porch would measure at approximately 2654mm deep x 3122mm wide x 3422mm high, the proposed width and height would be marginally over the limitations for a front porch under general permitted development and therefore, it is this variance that planning permission is sought. Therefore, in light of the existing contextual relationship with those immediate properties along the boundaries, specifically nos. 4 and 8 Cochrane Avenue, and due to the fact the proposal would be stepped-away from the common boundary with no. 8 Cochrane Avenue, and would retain a separation distance of approximately 2400mm from the common boundary with no. 4 Cochrane Avenue, and a further separation distance of approximately 3623mm would be retained from the common boundary with the back of pavement along Cochrane Avenue, and due to the revised plans, (dated 14/11/2022), on balance, it is considered that the proposed extension can be accommodated in this location in this instance, as there are no overbearing, overshadowing, nor loss of privacy impacts, subject to conditions.

Impact of works (Design and appearance) - The design would reflect the characteristics of development in the area, and in terms of proposed materials, it is intended to use external facing materials consistent with those on the original house, which is considered to be acceptable in design terms.

Impact of works - (Car Parking) - The existing arrangement would in-part be affected, as the existing front driveway would in-part be lost to accommodate the proposed extension. However, there still remains a sizeable front driveway, but although this would not meet the guidelines for Manchester City Council's minimum parking standards, it can accommodate a small vehicle, and additionally, as there are no parking restrictions precluding on-street car parking along Cochrane Avenue, a slight on-street car parking could be accommodated in this location in this instance; and therefore, for these reasons and on balance, it would not warrant the refusal of planning permission.

Impact of works (Waste Management) - The existing arrangement would be unaffected.

Conclusion - In light of the revised plans and for the reasons outlined above, and subject to planning conditions, it is considered that the proposed extension would not be unduly overbearing, nor would it present privacy and overlooking concerns which would adversely impact upon residential or visual amenity; pursuant to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan

(1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, following correspondence, revised plans were subsequently submitted proposing obscure glazing to windows, (dated 14/11/2022). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 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 form received by the City Council as the Local Planning Authority on 03 October 2022.
- Existing Floor Plans and Elevations, Location Plan and Block Plan, Ref:: IPS/R/06/M124UU, SHT 1 of 2, received by the City Council as the Local Planning Authority on 23 September 2022.
- Proposed Floor Plans and Elevations, and Proposed Block Plan, Ref:: IPS/R/06/M124UU, SHT 2 of 2, REV: A, received by the City Council as the Local Planning Authority on 14 November 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

2) The external facing materials to be used on the development hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that 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 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.

3) Before first occupation of the development thereby approved, the proposed windows along the front and side elevations, and as shown on: Proposed Floor Plans and Elevations, and Proposed Block Plan, Ref:: IPS/R/06/M124UU, SHT 2 of 2, REV: A, received by the City Council as the Local Planning Authority on 14 November 2022, shall be obscurely 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 - In the interest of privacy and in accordance with policies EN1, SP1 and DM1 of the 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 development hereby approved other than those shown on: Proposed Floor Plans and Elevations, and Proposed Block Plan, Ref:: IPS/R/06/M124UU, SHT 2 of 2, REV: A, received by the City Council as the Local Planning Authority on 14 November 2022.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informative

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

8 Cochrane Avenue, Manchester, M12 4UU

4 Cochrane Avenue, Manchester, M12 4UU

1 Edlin Close, Manchester, M12 4WG

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH AREA