

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134826/FH/2022

Date registered valid: 31 August 2022

Proposal: Erection of part single/part two storey extension to the side and rear to form additional living accommodation

Address: 6 Banstead Avenue, Manchester, M22 4AQ

Ward(s): Northenden Ward

Applicant: Mr Kevin Brodrick 6 Banstead Avenue, Manchester, M22 4AQ

Agent (if any):

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 October 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 September 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 September 2022

Expired: 27 September 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 6 Banstead Avenue within the Northenden ward of south Manchester. The property relates to a semi-detached, two storey, dark brick dwellinghouse presented in a corner arrangement whereby half of the property is significantly set back from the gable end. This style of design is reflected across the cul-de-sac of Banstead Avenue. An attached garage is located to the side of the property and the front amenity space consists of a pebbled area and a paved driveway. Amenity space to the rear of the property consists of a grassed garden and a paved patio.

Description of development

The submitted application seeks planning permission for the erection of part single/part two storey extension to the side and rear to form additional living accommodation.

The part single storey side extension would sit slightly behind the primary building line and would have approximate dimensions of Height: 3.8 x Length: 7.3 x Width: 3.5 metres. The two storey element of the side extension would have approximate dimensions of Height: 6.3 x Length: 4 x Width: 3.7 metres and would align with the primary elevation of the snug and master bedroom. The part single storey rear extension would be sited 0.5 metres from the boundary

with no.8 Banstead Avenue and would have approximate dimensions, at the largest point, of Height: 3.3 x Length: 4 x Width: 9.9 metres. The two storey element of the rear extension would have approximate dimensions of Height: 6.2 x Length: 3.2 x Width: 5.9 metres.

The proposal would create an enlarged living room, utility, W/C, kitchen and dining area on the ground floor and a new master bedroom with a dressing area and en-suite, as well as an additional bathroom.

The proposal would involve the insertion of two windows within the front elevation, a door with adjoining window within the ground floor of the side elevation, two sets of sliding doors and three windows within the rear elevation. Four skylights would be inserted in the part single storey rear extension.

Materials to be used would include matching brickwork, matching profiled concrete tile, white uPVC windows (different to dark uPVC as existing) and white uPVC doors (different to dark uPVC as existing).

Planning history

The application is a re-submission of the recently withdrawn planning application: 133473/FH/2022- Erection of two storey side and single storey rear extension to provide additional living accommodation following demolition of existing garage.
Withdrawn 1 June 2022.

Consultations & Notification Responses

Local residents

Local residents were consulted and 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).

DC1.4 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.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

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 part single/part two storey extension to the side and rear to form additional living accommodation. 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.

The application assessed is a re-submission of the recently withdrawn application 133473/FH/2022. 133473/FH/2022 did not overcome concerns regarding roof design and scale within the 8 week application period.

Visual/ Residential Amenity

Side extension:

The side extension would be set back slightly behind the primary building line of the host property and the first floor would have a setback of approximately 3.5 metres, to replicate the staggered building line seen within the host property. The side extension would primarily impact no.4 Banstead Avenue and due to the curvature of the cul-de-sac the two properties do not sit parallel to one another. As such, the side extension would be sited 0.35 metres to the boundary at its closest point and 2 metres at the furthest point. This is considered adequate distance to overcome any overbearing impact. Only a door with an adjoining window is to be inserted within the side elevation of the proposal and as such would not give rise to any overlooking or privacy implications to no.4 Banstead Avenue. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. No loss of light or overshadowing implications would arise for this neighbour.

The side extension would have a setback of approximately 3.5 metres and as such would align with the staggered primary building line within the host property. As such, the proposal would not create an overbearing feature within the streetscene.

Rear extension:

The rear extension would wrap into the side extension. The part single storey rear extension would be sited 0.5 metres from the neighbouring property no.8 Banstead Avenue. The neighbouring property benefits from a single storey extension with an approximate rearward projection of 2.8 metres and the proposed rear extension would extend 3.8 metres. As such, the immediate neighbour would only feel 1 metre of additional built form close to the boundary and therefore this element is not considered to create an overbearing impact. No privacy or overlooking implications would exist for this neighbour nor would loss of light or overshadowing implications.

No.4 Banstead Avenue would experience the two storey element of the rear extension as approximately 4 metres of additional built form would extend beyond the existing rear building line of the host property. This would sit 0.7 metres from the shared boundary with no.4 Banstead Avenue and would create a pinch point. However, on site, there is space between the two properties and it is not considered to create an overbearing impact. The proposal would create a new patio and rear garden and as such the proposal would not be seen as excessively dominant within the rear amenity space for the surrounding neighbours. Three windows would be inserted within the rear elevation of the part two storey rear extension and are all marked on the plans as being obscure glazed. This would be conditioned accordingly, to increase the privacy for the applicant, 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, a condition to this effect would be placed on any approval granted. As such, no overlooking or privacy implications would occur to the surrounding properties. Due to the orientation of the properties, some loss of light or overshadowing may occur to no.4 Banstead Avenue, but this would be minimal.

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

Design and Appearance

The materials to be used for the proposal would match the host property, apart from the white uPVC windows and doors which would be different to the existing dark uPVC windows and doors. The materials are considered sympathetic and acceptable. A materials condition to that effect would be attached to any consent granted.

Side extension:

Despite being two storey, the side extension is not considered excessively large or bulky, pursuant to Policy DC1.2 of the UDP. DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. The proposal includes a side extension which is sited 0.35 metres to the boundary at its closest point and 2 metres at the furthest point. Within a previous submission of a similar proposal for the site (133473/FH/2022), the agent was asked to push the first floor of the side extension to the setback element of the primary building line of the host property. As such, the design is considered to be sympathetic to the host property and therefore complies with Policy DC1.4 of the UDP and ensures the appearance and design of the proposal is in keeping with the style of development along Banstead Avenue.

Rear extension:

The part single storey extension would have a rearward projection of 3.8 metres and the part two storey extension would have a rearward projection of 3 metres. Although the part single storey extension would have a projection beyond the prescribed 3.65 metres within Policy DC1.3 of the UDP, considering the Larger Homes Extension Route under Permitted Development which allows extensions between 6-8 metres in length, the 3.8 metre length is considered acceptable. By pulling the part two storey extension away from the shared boundary with no.8 Banstead Avenue, the proposal is considered to be designed sympathetically and appropriately to the neighbour. As such, this element of the design is considered sympathetic and complies with Policy DC1 of the UDP.

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.

Car parking

As existing, the property has space for one car to be parked off street. As proposed, two spaces would be available off street and is therefore considered acceptable.

Bin storage

A bin store is marked within the plans. It would be positioned behind the new security gate against the shared boundary with no.4 Banstead Avenue and is therefore considered appropriate.

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.

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 30 August 2022.
- Drawing- Proposed- Floor Plans, numbered 02, stamped as received by the City Council as Local Planning Authority on 30 August 2022.
- Drawing- Proposed- Elevations, numbered 03, stamped as received by the City Council as Local Planning Authority on 30 August 2022.
- Drawing- Proposed- Site Plan, numbered 04, stamped as received by the City Council as Local Planning Authority on 30 August 2022.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 30 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) Before first occupation, the three first floor windows within the rear elevation of the rear extension as shown on the approved 'Drawing- Proposed- Floor Plans, numbered 02, stamped as received by the City Council as Local Planning Authority on 30 August 2022', 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 properties from overlooking or perceived overlooking and in accordance with policies 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 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.

5) 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, 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

65 Roundwood Road, Manchester, M22 4SQ
15 Banstead Avenue, Manchester, M22 4AQ
11 Banstead Avenue, Manchester, M22 4AQ
67 Roundwood Road, Manchester, M22 4SQ
8 Banstead Avenue, Manchester, M22 4AQ
4 Banstead Avenue, Manchester, M22 4AQ
13 Banstead Avenue, Manchester, M22 4AQ

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 45M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA