

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134955/FH/2022
Date registered valid: 15 September 2022
Proposal: Erection of a part single/part two storey rear extension and single storey front porch.
Address: 7 Broseley Avenue, Manchester, M20 6JX
Ward(s): Didsbury East Ward
Applicant: Ruchika Kogimtzis, 7 Broseley Avenue, Manchester, M20 6JX
Agent (if any): Mr Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 10 November 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 November 2022

Standard consultations: No consultations have been printed and sent.

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey mid-terrace C3 dwellinghouse of red/common brick with a dual-pitched grey roof and brown uPVC fenestrations. The property features a shared ginnel at ground floor to link the front and rear gardens. The property has not been extended previously.

Description of area

Broseley Avenue is a small residential cul-de-sac located between Parrs Wood Road and the railway line in East Didsbury, is characterised by semi and quasi-semi-detached family dwellinghouses with generous plots and driveways.

Description of development

The applicant is seeking permission to build a part single, part two storey rear extension and front porch to provide additional living accommodation, in the form of a larger open-plan kitchen-diner downstairs and a 4th bedroom upstairs.

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Unitary Development Plan (UDP, 1995) - The UDP has been superseded by the Core Strategy Development Plan but some policies are still considered of relevance.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 DM 1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, amended in 2021):

- Chapter 12 – Achieving well-designed places

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

Issues

Principle – The principle of building a part single, part two storey rear extension with porch, to provide additional living space for a family dwellinghouse, is acceptable, given saved UDP policy DC1.1 allows residents to adapt their homes to meet changing household needs. However, consideration must be given to the proposal's siting, scale and design and its impact upon both visual and residential amenity.

Siting, scale and massing – The porch would project 1.4m beyond the principle elevation, with a width of 3.1m and a height of 3.45m. The extension would project 3.9m to the rear, with a width of 7.1m at ground floor and 4.1m at first floor. The single storey elements either side would have a maximum height of 3.2m, whilst the ridge of the first floor element would sit 0.9m lower than the main ridge, with eaves to match existing. At ground floor a gap of 0.6m would be left to the shared boundaries, whilst at first floor a gap of at least 2.1m would be left to each party wall. Though the rear projection exceeds the limit stipulated within policy DC1 (of 3.65m) by 35cm, larger could be built at ground floor under the larger homes extension scheme, the garden can easily accommodate the extension and the proposal leaves adequate gaps to the shared boundaries. The rear extension and porch are both subservient additions and the scheme is considered acceptable in terms of siting, scale and massing, pursuant to policies DC1, DM1 and SP1.

Design, appearance and visual amenity – The works would mainly be constructed from materials to match existing, including red brickwork, concrete roof tiles and uPVC windows, along with aluminium windows/doors, which has been conditioned. The property would retain a traditional appearance, in keeping with the dwellinghouse and surrounding area, with a dual-pitched roof over the porch, a hipped first floor rear and mono-pitched single storey elements. This falls in line with development in this area and is not considered to harm the street scene of Broseley Avenue. The additions are considered subservient and proportional with appropriate materials and in-keeping design, pursuant to policies DM1 and SP1.

Residential amenity – Although the rear extension is relatively large, it is not considered to form an unduly overbearing feature as viewed from either neighbouring plot given the gap between the first floors of the proposal and neighbouring properties/boundaries, both of which would satisfy the 45 degree rule from the adjoining properties' first floor windows. These properties have 14m deep north facing rear gardens and therefore currently benefit from a lot of outdoor space but very little direct sunlight to the rear elevations as existing, therefore the addition of a north-facing rear extension, with a low hipped roof and gaps to the boundaries, is not considered to cause undue overshadowing of neighbouring plots. There are no side-facing windows proposed, therefore privacy is not an issue. In addition, no objections were received from local residents, hence the scheme is not considered to cause undue harm to residential amenity.

Refuse and parking – A 1.1m gap to the rear is to be retained through the ginnel, with a 0.9m wide gate proposed for the garden, therefore bins can remain stored at the rear out of sight. The majority of the front driveway is to be retained, with space for at least 2 cars off-street. Hence parking and refuse remain in line with policy DM1.

Conclusion – The proposal broadly accords with the policies contained within the Core Strategy and NPPF, and the scheme is not considered to cause undue harm to the character of the property or visual amenity of the street scene nor cause undue harm to the residential amenity currently enjoyed by the surrounding occupiers, therefore the development may commence in accordance with the approved plans and the following conditions.

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 significant problems have arisen during the consideration of this application.

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 drawings numbered '04' and '05', stamped as received by the City Council as Local Planning Authority on the 15th September 2022.

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 extensions hereby permitted shall match those specified on the submitted application form, including brickwork and roof tiles to match the existing building.

Reason - To ensure the appearance of the dwellinghouse is not adversely affected by the materials to be used in the construction of the outbuilding, 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

10 Broseley Avenue, Manchester, M20 6JX
50 Elmsmere Road, Manchester, M20 6FL
31 Elmsmere Road, Manchester, M20 6EN
9 Broseley Avenue, Manchester, M20 6JX
8 Broseley Avenue, Manchester, M20 6JX
6 Broseley Avenue, Manchester, M20 6JX
5 Broseley Avenue, Manchester, M20 6JX

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