

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 134778/FH/2022

**Date registered valid:** 25 August 2022

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

**Address:** 24 Kenwood Avenue, Manchester, M19 1EJ

**Ward(s):** Burnage Ward

**Applicant:** Mr Mohammed Abdel-Hamid 14 Lordsfield Avenue, OL7 9BT

**Agent (if any):**

**Case officer:** Janine Renshaw-Livesey  
Tel: 0161 234 4555  
Email: [janine.renshaw-livesey@manchester.gov.uk](mailto:janine.renshaw-livesey@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 18 October 2022

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 12 September 2022

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 1 September 2022

Expired: 22 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

The site relates to a two storey brick and render semi-detached dwelling house in the Burnage ward area of Manchester. The property is situated off Kingsway at the top of a Cul de Sac. Off road car parking is located to the front with access along the side and garden to the rear. The property has a single storey rear outrigger.

The area is predominantly residential in nature.

### **Description of development**

Erection of a two storey side and part single part two storey rear extension to form additional living accommodation.

### **Planning History**

131653/FH/2021 Erection of a two storey side and part single part two storey rear extension to form additional living accommodation: Approved.

The current proposal differs from the previously approved consent as it includes further projection at ground and first floor level by 1 metre.

## **Consultations & Notification Responses**

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

## **Issues**

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord with the principles of this policy document.

### **Principle**

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

### **History**

There have been no previous planning applications relating to this site.

## **Residential amenity**

The applicant proposes to erect a two storey side and part single part two storey rear extension to form additional living accommodation.

The property is located on at the head of a Cul de Sac within a predominantly residential area.

## **Ground Floor**

The ground floor element of the proposal would be set back from the front of the property considerably extending along the side and forming a wraparound extending across the rear up to the shared boundary with the adjoining semi-detached dwelling house no. 22 Kenwood Avenue. The projection off the rear of the wall would be 6.0 metres. A projection towards the side boundary would be approximately 600mm with a gap of 750mm and 1.4m retained to the shared boundary respectively with no. 26 Kenwood Avenue. The roof at the rear would be flat

with the inclusion of a roof light. Windows are proposed along the side and sideing doors and window on the rear. To ensure that there is no overlooking or loss of privacy on the adjacent neighbouring property no. 26 Kenwood Avenue, a condition for obscure glazing has been attached.

## First Floor

The first-floor element of the proposal would be setback from the front wall of the property considerably extending along the side and forming a wraparound across the whole rear wall of the house. Projection off the rear wall would be 2.0m close to the adjoining semi-detached property and 6m respectively. A projection towards the side boundary would be approximately 600mm with a gap of 750mm and 1.4m retained to the shared boundary respectively with no. 26 Kenwood Avenue. The roof would be set down significantly from the existing ridge height and hipped to reflect the existing roof design of the property. Windows would be located on the side and rear, however, to ensure that there is no overlooking or loss of privacy on the adjacent neighbouring property no. 26 Kenwood Avenue, a condition for obscure glazing has been attached.

Given the retained gap to the shared boundary of the adjacent semi-detached property and the fact that the adjoining semi-detached property has a ground floor extension together with the orientation of the property, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers. Given the relationship to the adjacent property no. 26 Kenwood Avenue and the setback provided by the extension, it is considered that the proposal would not provide terracing or any loss of amenity within the street scene.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

## Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

## Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use brick and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Disabled access

Not applicable

Refuse Bins

Bins storage is not affected by this proposal as there is adequate space along the side for the movement and storage of bins and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking space would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

### **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**

Positive and proactive working - 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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the

Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

**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:

AV/002 Rev B, Location Plan and Site Plan, stamped as received on the 25 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 Core Strategy.

3) The materials to be used on the external surfaces hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the side elevation facing no. 26 Kenwood Avenue 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

26 Kenwood Avenue, Manchester, M19 1EJ  
21 Hyde Fold Close, Manchester, M19 1EB  
27 Bournelea Avenue, Manchester, M19 1AE  
22 Kenwood Avenue, Manchester, M19 1EJ  
19 Hyde Fold Close, Manchester, M19 1EB  
29 Bournelea Avenue, Manchester, M19 1AE  
25 Bournelea Avenue, Manchester, M19 1AE  
23 Bournelea Avenue, Manchester, M19 1AE

## **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 AREA