

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134809/FH/2022

Date registered valid: 30 August 2022

Proposal: Erection of single storey rear extension to form additional living accommodation

Address: 6 Ardcombe Avenue, Manchester, M9 0SR

Ward(s): Higher Blackley Ward

Applicant: Mr Rafal Blazejewski, 6 Ardcombe Avenue, Manchester, M9 0SR

Agent (if any): Mr Sohail Musa, SMS architecture, 59 Croston Street, Bolton, BL3 4BB

Case officer: Adam Mitchell
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Recommendation: APPROVE

Date of recommendation: 19.10.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 September 2022

Standard consultations:

Printed: 2 September 2022

Expired: 23 September 2022

Neighbour notifications

Printed: 2 September 2022

Expired: 23 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to a semi-detached two storey brick built dwelling within a residential cul-de-sac within Higher Blackley, Manchester. The property benefits from hard landscaping to the front and an existing single storey side extension which covers the full depth of the original property. The rear garden comprises a slightly raised patio area with a grassed area towards the rear boundary. Boundary treatment in the form of timber fencing occupy the rear and shared boundaries.

The remaining area is predominately residential in nature with St Clare's RC Church curtilage to the west of the property.

Description of development

The application is seeking planning permission for the erection of a single storey rear extension to form additional living accommodation. The proposed rear extension accommodates a family room including one side facing window and one rear elevation window. The proposed extension incorporates a flat roof with approx. dimensions of Height 3.4m x Width 3m x Depth 4m. The extension would run alongside the shared boundary with no.4 Ardcombe Avenue.

Consultations & Notification Responses

Environmental Health have no objections to the proposal.

Local residents were notified however none responded.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

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.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.

Issues

Principle

The proposed development is a single storey rear extension to a residential dwelling, this is considered acceptable as many people prefer to extend their home rather than move in order 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's properties' residential amenity.

Residential and Visual Amenity

It is not considered that the proposed single storey rear extension would give rise to any significant residential or visual amenity to the neighbouring properties. As stated above the rear extension would have approx. dimensions of Height 3.4m x Width 3m x Depth 4m. It should be noted the extension is very close to the shared boundary with no.4 Ardcombe Avenue, however given the orientation of the neighbouring property and the high boundary treatment between the two properties, it is not considered that the additional built form seen along the shared boundary would create an overdominate feature. Additionally, the neighbouring property's rear garden may experience some loss of light and overshadowing first thing in the morning this is alleviated into the afternoon and evening and therefore, given the single storey nature and depth of the extension and the existing boundary treatment, it is deemed that overshadowing impacts would be minimal and therefore considered acceptable in this case.

The proposed rear extension would be sited approx. 5.6metres from the shared boundary with no. 8 Ardcombe Avenue , and therefore the neighbouring properties would not experience any loss of light or overbearing impacts. Whilst the rearward projection is longer than referred to in DC1 with an overall length of 4 metres, it is below that which could be implemented as a maximum length under the larger homes extension regulations. Additionally, the proposed development would allow for amenity space to be retained along the rear of the application site.

The proposed fenestration elements are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable in character of the property. The new fenestration elements are situated along the side facing elevation overlooking the patio and rear garden and the rear elevation. It is considered that there is suitable distance and the high boundary treatment to the shared boundary with no.8 Ardcombe Avenue's boundary to mitigate against overlooking and loss of privacy to neighbouring occupiers residential amenity. Therefore, it is considered that the proposal is acceptable in design terms and would not have

any adverse impact on the character of the property or surrounding area, and would maintain existing privacy levels of neighbouring properties.

The proposal will have an acceptable impact on visual amenity. It is designed to be subservient to the main dwelling and is of a relatively modest scale which does not amount to an overdevelopment when seen in the local context.

The extension will not be visible from the front elevation or local street scene and is designed to form a seamless relationship with the original. This will be achieved by completing the development in the proposed matching brick which is conditioned to match on any approval of the scheme.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The roof profile constitutes a contemporary flat roof design that will mirror the existing side extension's roof profile and the extension's footprint is not considered to create a bulky or disproportionate scale addition to the property. The materials of the extension will match the existing, with the roof materials consisting of straight rubber roof again mirroring the side extension's materials. Although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy DM1, EN1 and SP1 and saved UDP Policy DC1.

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/applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning applicant. No significant problems have arisen during the consideration of this application.

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 date of three years beginning with 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:

Drawing- The Location Plan ref. 00

Drawing- Floor Plans and Elevations ref. 02

All 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 Core Strategy.

- 3) The materials to be used on the external surfaces of the extension hereby submitted 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) Notwithstanding the provisions of the Town and Country Planning Act (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 extension hereby approved other than those shown on the approved drawings:

Drawing- Floor Plans and Elevations ref. 02

All stamped as received by the City Council, as Local Planning Authority on 30 August 2022.

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

8 Ardcombe Avenue, Manchester, M9 0SR
7 Ardcombe Avenue, Manchester, M9 0SR
3 Ardcombe Avenue, Manchester, M9 0SR
5 Ardcombe Avenue, Manchester, M9 0SR
198 Victoria Avenue, Blackley, Manchester, M9 0RR
200 Victoria Avenue, Blackley, Manchester, M9 0RR
196 Victoria Avenue, Blackley, Manchester, M9 0RR
4 Ardcombe Avenue, Manchester, M9 0SR

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA