

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134720/FH/2022

Date registered valid: 30 August 2022

Proposal: Erection of single storey side and rear extensions, alterations to the roof including installation of a rear dormer in association with elevational alterations to the property

Address: The Grange , Grange Avenue, Manchester, M19 2EY

Ward(s): Burnage Ward

Applicant: Mr Usman Anjum The Grange , Grange Avenue, Manchester, M19 2EY

Agent (if any): Mr Paul Clark CJ Partnership Blue Pit Mill, Queensway, Rochdale, OL11 2PG

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 September 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 October 2022 Expired: 3 November 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 Grange, Grange Avenue is a large detached bay fronted dwellinghouse situated close to the northern junction with Slade Lane in the Burnage ward of Manchester. The application property benefits from significant amenity space to the front, side and rear elevations, off-street car parking for several vehicles, including boundary treatment. The original dwellinghouse has been extended. In situ are extensions along the common shared boundary with no. 1 Grange Avenue, and also along the rear elevation, including a front porch.

The proposal includes the erection of single storey side and rear extensions, alterations to the roof including installation of a rear dormer in association with elevational alterations to the property

Planning History

129514/FH/2021 Erection of front porch extension, roof alterations to existing extension and single storey side and rear extension, together with elevational alterations to form additional living accommodation.

055640/FH/CENTL2/98 Single storey side extension to form garage, utility room and toilet, formation of a new front porch and pitch roof over existing sun lounge.

F00564 Erection of a 2 storey block of 4 two bedroom and 4 one bedroom self-contained flats, after demolition of existing dwelling house and office.

F00563 Use of dwelling house and office as offices.

Negotiations

The proposal has been amended omitting the front dormer as it was considered the irregular shape and its overall appearance resulted in an unacceptable addition to the front elevation of the host dwelling and the height and scale of the canopy was a strident obtrusive feature. The applicant amended the scheme by relocating the dormer to the rear and significantly reducing the size of the front canopy.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and one letters of objection was received after the neighbouring were re notified due to the amended scheme. The objector raised the issue the back of the property would take away light reducing natural sunlight and cause overlooking, impacting on privacy.

Furthermore, the rear elevation would look out of place and is not visually attractive.

The proposal due to its height, scale and massing and its relationship with the surrounding properties would not have a detrimental impact for the surrounding properties in terms of overshadowing and excessive overlooking. Consideration is also given to permitted development could be exercised in relation to a rear dormer. The design is considered to have architectural merit and would not detract from within the street scene and is therefore acceptable.

Issues

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.

Residential amenity

The applicant proposes to erection of single storey side and rear extensions, alterations to the roof including installation of a rear dormer in association with elevational alterations to the property

The property is located on a large plot and is flanked to the west by commercial properties that back on to the side of the application site and to the east a substantial detached dwelling comprising of a large single storey side windowless extension flanks the opposite side on the common boundary. The immediate area is prenominal residential with the exception of the commercial properties that back side onto the site.

Ground Floor

The existing single storey side extension would be partially demolished and replaced with an extension with a larger footprint. The ground floor side extension has one kitchen window on the ground floor gable and the glass returns on the side. However, due to its position and distance from the neighbouring properties on 1 Grange Avenue which has a single storey extension along the common boundary, these interventions would not give rise to overlooking or loss of privacy on the adjacent neighbouring property. The ground floor extension to the west of the property introduces two patio windows on the side elevation. However, given the separation distance and the relationship with the neighbouring commercial properties, along with the robust boundary treatment there will be no detrimental impact in terms of overlooking.

First Floor

The first-floor modifications do not bring built form closer to the neighbouring properties and no additional fenestration has been added that doesn't already exist. Therefore, due to the distance and relationship with the neighbouring properties the extension does not result in excessive overlooking or loss of privacy on the adjacent neighbouring properties.

Given the retained gap to the shared boundary and the distance between the surrounding properties, 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.

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 rendered brick work. However, to add visual interest to the front and rear elevation, large oblong windows would be introduced to create a modern design to sit alongside the traditional architecture of the majority of the surrounding buildings. Overall, 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.

The design of the proposal would provide a modern addition to the property. In terms of the materials, the existing property is rendered dormer and lies within an area containing a mix of

architectural styles . The front and rear windows are modern in design and the introduction of a front and rear canopy are considered acceptable in size and form given the size and massing of the host building. As such the design would not adversely impact upon residential amenity or the character of the area.

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.

Dormer

The proposal includes the installation of a rear dormer extension which would sit within the existing roof space. One window is proposed which overlooks the rear garden. Given the distance to rear boundaries it is not anticipated that there would be any further overlooking afforded by these windows than already exist from the rear windows at first floor. A bowling green lies directly behind the site and the car park that services the commercial premises abut the western side of the property.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing and the dormer is set back from the eaves. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

The location of the dormer is on the rear and would not be visible from the public highway and therefore would not feature within the street scene. However, the character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the rear dormer is considered can be acceptably accommodated at the application property.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed dormer is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed dormer is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

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

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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:

04 E

05 B

06 D

07 C

08 B, stamped as received on the 25 October 2022 and The Location Plan 09, stamped as received on the 17 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 development hereby approved shall be carried out in accordance with the materials as set out in drawings:

04 E
05 B
06 D
07 C
08 B, stamped as received on the 25 October 2022

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity 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.

5) Before first occupation the first floor rear en suites, the first floor side en suite and the first floor bathroom windows shown on drawing numbers 04 E, 05 B, 06 D, 07 C, 08 B, received by the City Council as Local Planning Authority, on the 25 October 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 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

22 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
24 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
27 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
19 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
17 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
14 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
12 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
21 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
20 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
18 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
16 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
15 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
13 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
11 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
10 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
9 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
8 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
7 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
6 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
5 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
4 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
3 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
2 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
213 Slade Lane, Manchester, M19 2EX
1 Grange Avenue, Manchester, M19 2EY
3 Grange Avenue, Manchester, M19 2EY
Levenshulme Cricket And Lawn Tennis Club, Slade Lane, Manchester, M13 0QE
2 Deanbank Avenue, Manchester, M19 2EZ
217A Slade Lane, Manchester, M19 2EX
223A Slade Lane, Manchester, M19 2EX
219A Slade Lane, Manchester, M19 2EX
225A Slade Lane, Manchester, M19 2EX
221A Slade Lane, Manchester, M19 2EX
Flat Above, Royal British Legion, Ross Avenue, Manchester, M19 2HW
225 Slade Lane, Manchester, M19 2EX
223 Slade Lane, Manchester, M19 2EX
221 Slade Lane, Manchester, M19 2EX
219 Slade Lane, Manchester, M19 2EX
217 Slade Lane, Manchester, M19 2EX
215 Slade Lane, Manchester, M19 2EX
215A Slade Lane, Manchester, M19 2EX
LITTLE SPORTS COACHING LTD, Unit C, Ross Avenue, Manchester, M19 2HW
Unit A, Ross Avenue, Manchester, M19 2FU
Unit B, Ross Avenue, Manchester, M19 2FU
Unit D, Ross Avenue, Manchester, M19 2FU
Beech House Bowling And Social Club, Ross Avenue, Manchester, M19 2HW
23 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
25 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
26 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX

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 - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA