

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133817/FH/2022

Date registered valid: 19 May 2022

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

Address: 9 Avonlea Drive, Manchester, M19 1AH

Ward(s): Burnage Ward

Applicant: Mr Asif Anwar, 9 Avonlea Drive, Manchester, M19 1AH

Agent (if any): Mr Ahmed Choudhry, Nada Architects, 169 Kingsway, Manchester, M19 2ND

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 05.10.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29th June 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 May 2022 Expired: 20 June 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

The property that is the subject of this householder application is a red brick and rendered bay fronted semi-detached dwellinghouse located at the end of the Cul-de-sac. It has gardens to the front and rear and off- road parking. The property is identified as 9 Avonlea Drive and is within the Burnage ward of the City. There is an existing single storey free standing garage within the rear garden and an existing outrigger on the rear which is to be demolished to facilitate the proposed development. There are full height bay windows on the rear elevations. The front boundary is a low brick wall with hedging above, and the rear garden is a combination of hedging trees and timber fencing.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties of a similar age and design to the application site. Many have had the benefit of extensions.

Description of development

The proposal is for the erection of a part single part 2 storey side extension with a part single part 2 storey rear extension. The proposal would provide additional living accommodation in the form of shower room, utility room and extended family room and kitchen to the ground floor. The single storey at the front being in line with the property. This then steps back 1 metre at first floor (not including the setback from the full height bay windows as these sit further forward of the property) and creates 2 further bedrooms 1 with en-suite facilities. The extension to the rear

would project 4 metres from the rear building line, with this being part single and part 2 storey. The single storey element is on the common boundary with number 7 Avonlea Drive.

Consultations & Notification Responses

Local residents have been informed- no representations have been received.

Issues

Policy and 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 EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

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

Principle

The principle of allowing residents to extend existing residential accommodation in an established residential area is considered acceptable in principle, however consideration must be given to impacts 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 indicate otherwise.

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 is seeking to erect a two- storey side and part single, part two storey rear extension to form additional living accommodation. No representations have been received as a result of the consultation process.

The Two Storey sections

The applicant proposes a two- storey side extension which would extend out from the side wall by 2.3 metres towards the common boundary with no. 11 Avonlea Drive. The extension would be up to the boundary. A setback of 1.0 metre is proposed from the front wall of the house with a length along the side of 10.9 Metres projecting beyond the rear wall by 4.0 metres. The

extension would wrap around the property to a width of 4.9 metres returning to single storey for 3.7 metres. It is set in slightly off the adjoining half of the semi at number 7 Avonlea Drive. The roof of the extension would be hipped reflecting the existing roof of the property and set down from the original ridge height of the property.

There are windows to the front and rear, and one window at first floor on the return wall of the 2-storey element on the rear. There are no windows along the boundary with number 11 Avonlea Drive. A condition would be attached to any consent granted requiring the windows to be obscurely glazed ensure that there would be no overlooking or loss of privacy to the adjacent or surrounding properties. The relationship of the properties at number 9 and 11 Avonlea Drive is staggered with number 11 being set further within the site to the property at number 9. As such the rearward projection beyond the existing building line of number 9 does not greatly impact upon number 11.

Single storey sections

The applicant proposes a single storey extension to the front and a single storey to the rear on the shared boundary with the adjoining semi-detached property to a width of 3.6 metres. This element of the proposal would have a mono-pitch roof with roof light and bi folding doors which would lead into the rear garden. It is considered that the introduction of a single storey extension in this location would not provide any undue harm especially as the adjoining semi has an existing single storey extension on the shared boundary.

The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area has already changed over time as the houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position and is the same as others found in the immediate area, therefore it is considered that the proposal is acceptable and would not interfere with the existing characteristics of the area. It is considered that whilst the gap between the sides of numbers 9 and 11 Avonlea Drive is reduced, the potential development gap is capable of being shared with considerate design given the set back and set down and would not result in a terracing effect.

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. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore 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 is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to match the existing as specified in the application form. The design is the same as precedent consents on the same Avenue and within the immediate area. The detail of the design is considered acceptable.

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

The storage of refuse bins would no longer be possible either alongside or to the rear of the property post development, details have been provided for the location and design of a proposed bin store, and any consent will be conditioned to that effect. The proposal would therefore accord with policy EN19 of the Core Strategy.

Parking

The parking is not impacted by the proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, whilst it is acknowledged that there would be some impact upon the amenity of the neighbouring properties it is not considered to be so detrimental as to merit refusal. Therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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. The application has been determined 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:

22-1052 (02) 001 PLO Proposed Ground and First Floor Plan and received 19th May 2022

22-1052 (03) 001 PLO Proposed Elevations and Site Layout received 19th May 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 permitted shall match those of the existing building in type, size, colour and texture, as stated on the completed Householder Application Form.

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 extension, 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.

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: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Prior to the occupation of the development hereby approved, the details of the bin store as shown on drawing 22-1052 (02) 001 PLO shall implemented and thereafter retained and maintained thereafter so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

16 Avonlea Drive, Manchester, M19 1AH
14 Bournelea Avenue, Manchester, M19 1AF
14 Avonlea Drive, Manchester, M19 1AH
12 Avonlea Drive, Manchester, M19 1AH
11 Avonlea Drive, Manchester, M19 1AH
12 Bournelea Avenue, Manchester, M19 1AF
10 Bournelea Avenue, Manchester, M19 1AF
7 Avonlea Drive, Manchester, M19 1AH

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