

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135122/FH/2022

Date registered valid: 5 October 2022

Proposal: Erection of a single storey rear extension following demolition of existing conservatory to provide additional living accommodation

Address: 26 Micklehurst Avenue, Manchester, M20 2XR

Ward(s): Didsbury West Ward

Applicant: Mr Chris Bateson, 26 Micklehurst Avenue, Manchester, M20 2XR

Agent (if any): Mr Paul Cox, 110 Old Lansdowne Road, Manchester, M20 2NY

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 October 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 18 October 2022 Expired: 8 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced dwellinghouse of redbrick with concrete roof tiles. The property features white uPVC windows, a front porch, side alley used for external access to the rear of the property and an existing conservatory extension to its rear.

Description of area

Micklehurst Avenue is a cul-de-sac situated within Didsbury West ward, close to the river Mersey. The area is characterised by both mid-terraced and semi-detached residential properties probably dated to the mid-century.

Description of development

The applicant is seeking permission to demolish the existing conservatory in order to build a single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments or objections were received.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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 the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

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

Issues

Principle – The principle of building a single storey rear extension in order to provide additional space for a family dwellinghouse is acceptable, however consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as waste management and parking.

Siting, scale and massing – The single storey extension would be sited at the rear of the property, facing north-west, replacing the existing conservatory. It would project 3.25m (0.57m beyond existing), with a width of 5.05m and a mono-pitch roof height of 3.45m. It would be sited 0.8m from the boundary shared with adjoined mid-terrace, No.24, and 0.4m from No.28. The 3.25m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is thus considered acceptable with the proposal being deemed as ‘not excessively large or bulky’.

Appearance and visual amenity – The extension would be built of brickwork to match the existing dwellinghouse along with dark grey waterproof single-ply roofing membrane, aluminium framed bifold doors, two aluminium framed rooflights and an adjacent timber gate restricting access from the side alley way. The side elevations of the extension would form blank walls and the proposed extension will respect the existing location of the flue of the house. The proposal is relatively standard in design and would be in-keeping with other residential extensions in the area as well as being relatively similar in design to the current conservatory due to be demolished. Sited at the rear, it would not be visible from a public highway and therefore would not feature within the street scene, hence the overall character of the area should not be harmed by these works.

Thus, the design and appearance of the proposed development accords with Core Strategy policies DM1 and EN1 and is acceptable as its impact upon visual amenity is considered to be minor.

Residential amenity – Given the maximum roof height of 3.45m in addition to the existing foliage and timber fencing at the site, the proposed extension should not cause undue loss of

sunlight or daylight for neighbouring residents. Moreover, the blank side elevations of the extension ensure that the privacy of neighbouring residents should not be compromised.

The proposed extension is therefore acceptable in regard to its minimal effect upon residential amenities as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste management – A bin store will be built at the front of the property as space and access to the rear for bins will be lost due to the erection of the rear extension. This is considered to be a suitable location and, thus, accords with policies EN19 and DM1 of the Core Strategy.

Parking – The current parking arrangements are unaffected by this proposal.

Conclusion – Given the above issues, it is considered that the proposal is acceptable in terms of principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste management and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the 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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the drawings numbered '005' and '007', stamped as received by the City Council as Local Planning Authority on the 5th October 2022, and revised drawing '006', stamped as received on the 24th October 2022.

Reason - To ensure 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 specified on the submitted application form, approved drawings '005' and '007' and approved revised drawing '006', including brickwork to match existing.

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) The proposed bin store, shown on revised drawing '006', shall be implemented and be in place prior to the first use/occupation of the extension(s) and shall be so maintained and retained at all times thereafter.

Reason - In the interests of 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

24 Micklehurst Avenue, Manchester, M20 2XR
6 Highcroft Avenue, Manchester, M20 2YN
8 Highcroft Avenue, Manchester, M20 2YN
2 Highcroft Avenue, Manchester, M20 2YN
4 Highcroft Avenue, Manchester, M20 2YN
28 Micklehurst Avenue, Manchester, M20 2XR

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