

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134881/FH/2022

Date registered valid: 9 September 2022

Proposal: Erection of part single, part two storey side and rear extension

Address: 34 Collin Avenue, Manchester, M18 7PT

Ward(s): Longsight Ward

Applicant: Mr Abhay Kanare, 34 Collin Avenue, Manchester, M18 7PT

Agent (if any): Mr FMichael Baluwa, FMB Design Ltd—Architects, FMB Design Ltd, 2 Amani Street, Manchester, M14 7TL

Case officer: Harriet Aidoo
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Email: harriet.aidoo@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: 21 September 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 September 2022 Expired: 4 October 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

Description of site / building / area

34 Collin Avenue is a semi-detached dwellinghouse situated within a row of similar properties, within a predominantly residential area of Longsight ward. The application building benefits from amenity space along front, side, and rear elevations, including a off-street car parking along frontage and in-part along the side gable. The dwellinghouse comprises brickwork with a tiled pitched roof. The rear garden area is bounded by high post and waneylap panel fencing to the side boundaries with a palisade fence to the boundary with the railway line. Sited along this boundary and the common shared boundary with no. 36 Collin Avenue is a metal frame outbuilding. The existing depth of rear garden is approximately 14.9 metres.

Description of development

Consent is sought for a part single, part two storey side and rear extension.

Following negotiations, the initially submitted plan has been revised in the interest of residential and visual amenity, and revised plans subsequently submitted, (dated 25/10/2022). The revised plan would comprise of:

- The first floor side extension has been pushed further back along the front elevation - approximately 1500mm.

- The initially proposed window along the ground floor side elevation with no. 32 Collin Avenue, to serve the annotated KITCHEN/DIN'G/PLAYAREA" has been omitted from the plan.
- The proposed window along the first floor side elevation with no. 32 Collin Avenue would be obscurely glazed.
- The storage location of wheeled bins has been sufficiently demonstrated.

The proposed extension along the ground floor side elevation would maintain a proposed width of approximately 2700mm and would be stepped-away from the common shared boundary with no. 32 Collin Avenue; however, due to the slight graduating angular boundary line along this elevation the separation distance would range from a small gap approximately 195mm, to approximately 1286mm. The ground floor element would be flush with the front building line of the original dwellinghouse and would then project approximately 14205mm along the side boundary and come forward of the common shared boundary with no. 36 Collin Avenue approximately 7820mm wide, and it would project approximately 6000mm along this common boundary, and it would have a proposed maximum rearward projection of approximately 6000mm. This element would incorporate a garage door along the front elevation, 4no. windows along the rear roof elevation, including 2no. windows and French doors along the rear elevation, and the proposed roof design would comprise of a combined lean-to pitch and flat roof configuration.

Along the first floor, the proposed side extension would be set-back approximately 1500mm from the front building line of the original house and would also maintain a proposed width of approximately 2700mm, and it would be stepped-away from the common shared boundary with no. 32 Collin Avenue; whilst maintaining a separation distance ranging from a small gap of approximately 195mm, graduating to approximately 1286mm. The extension would then project approximately 9705mm along the side boundary and come forward of the common shared boundary with no. 36 Collin Avenue approximately 5715mm wide, then come forward of the rear building line of the existing building approximately 3000mm, whilst maintaining a separation distance of approximately 1857mm from common shared boundary with no. 36 Collin Avenue. The proposed maximum rearward projection along the first floor would not exceed 3000mm. This element would also incorporate a 1no. window along the front elevation, 1no. window along the side elevation, and 2no. windows along the rear elevation; including a pitched roof design.

It is intended to match materials with those of the existing house.

Consultations & Notification Responses

1. Local residents

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

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and has been amended and updated. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.

ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Following negotiations, the initially submitted plan has been revised in the interest of residential and visual amenity, and revised plans subsequently submitted, (dated 25/10/2022).

Principle

The principle of the proposal to create additional living accommodation is considered acceptable. Notwithstanding this factor, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (part single, part two storey side and rear extension) - In light of the revised plans, (dated, 25/10/2022) and given the pre-existing contextual relationship along the boundaries, and due to the fact that the proposed extension would maintain a separation distance approximately 1857mm along the first floor common shared boundary with no. 36 Collin Avenue, and due to the fact that the proposed maximum rearward projection along the first floor would not exceed 3000mm, and the ground floor would not exceed 6000mm, and the height of the proposed roof ridge has been dropped below that of the original dwellinghouse, it is considered that there would not be any significant adverse impact from the proposed development as there are no overbearing, overshadowing, or loss of privacy impacts; and therefore on balance, and subject to planning conditions, it is considered that the revised proposal could be accommodated in this location in this instance. It is however recommended that further conditions are attached to any recommendation for planning approval restricting any further window/door openings and restricting the use of the proposed garage to safeguard residential amenity.

Impact of works (Design and appearance) - In design terms, it is considered that the revised proposal (dated, 25/10/2022) would not unduly harm the character of the building or the general area. It is also intended to match materials with that of the existing dwellinghouse. However, a materials condition has been attached to ensure that the materials are adhered to.

Impact of works (Car parking) - The existing arrangement would in-part be affected as the existing access along the side elevation would be lost to accommodate the proposed extension. In addition, although the width of the proposed garage would be slightly less than Manchester City Council's standard minimum dimension at 3.0m, it could accommodate a small car. In addition, the front driveway would still be maintained.

Waste management - The existing arrangement would be affected, as the existing side access would be lost to accommodate the proposed extension. Therefore, it is intended to locate

wheeled bins in the proposed garage, (revised plans, dated 25/10/2022). Bins would be stored in this location and brought to the back of pavement on collection days.

Conclusions - For the reasons outlined above, and subject to planning conditions, it is not considered that the revised proposal would be unduly overbearing, nor would it present privacy and overlooking concerns which would adversely impact upon residential or visual amenity; pursuant with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1, DM1, SP1, EN19, T2; Saved Unitary Development Plan Policy DC 1; and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance, the initially submitted plan was revised in the interest of residential and visual amenity, (dated 25/10/2022). The local planning authority had no other concerns to raise with the agent but have attached the relevant conditions.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 06 September 2022.
- Location Plan, with application site edged in red, received by the City Council as the Local Planning Authority on 06 September 2022.
- Supporting Information, received by the City Council as the Local Planning Authority on 06 September 2022.
- Waste Management Proforma, received by the City Council as the Local Planning Authority on 06 September 2022.
- Existing Floor Plans & Elevations, DRAWING NO FMB/AK/PL001, REVISION: 1, received by the City Council as the Local Planning Authority on 06 September 2022.
- Proposed Floor Plans & Elevations, DRAWING NO FMB/AK/PL002, REVISION: 4, received by the City Council as the Local Planning Authority on 25 October 2022.
- Correspondence from agent dated 25 October 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 external facing materials to be used on the development hereby permitted shall match those of the existing building in terms of type, colour, texture, scale, pointing and coursing and as stated on the submitted information and approved drawings.

Reason - To ensure that 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 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.

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 development hereby approved other than those shown on: Proposed Floor Plans & Elevations, DRAWING NO FMB/AK/PL002, REVISION: 4, received by the City Council as the Local Planning Authority on 25 October 2022.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking, pursuant to The Manchester Core Strategy Development Plan Document, policies DM1 and SP1.

5) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no part of the garage shall be used for any purpose which would preclude its use for the parking of a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.

Reason - The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

6) Wheeled bins shall be stored in the approved garage, as shown on: Proposed Floor Plans & Elevations, DRAWING NO FMB/AK/PL002, REVISION: 4, received by the City Council as the

Local Planning Authority on 25 October 2022, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of visual and residential amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, SP1 and DM1 of the Core Strategy (July 2012).

7) Before first occupation of the development thereby approved, the proposed first floor window along the gable elevation to serve the annotated WC/SHOWER room, and as shown on: Proposed Floor Plans & Elevations, DRAWING NO FMB/AK/PL002, REVISION: 4, received by the City Council as the Local Planning Authority on 25 October 2022, shall be obscurely 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 - In the interest of privacy and to protect the amenity and living conditions of adjacent properties; pursuant with policies SP1 and DM1 of the Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

36 Collin Avenue, Manchester, M18 7PT
32 Collin Avenue, Manchester, M18 7PT
30 Collin Avenue, Manchester, M18 7PT
46 Collin Avenue, Manchester, M18 7QB
51 Collin Avenue, Manchester, M18 7QB
43 Collin Avenue, Manchester, M18 7QB
37 Collin Avenue, Manchester, M18 7QB
31 Collin Avenue, Manchester, M18 7QB
25 Collin Avenue, Manchester, M18 7QB
48 Collin Avenue, Manchester, M18 7QB
53 Collin Avenue, Manchester, M18 7QB
49 Collin Avenue, Manchester, M18 7QB
47 Collin Avenue, Manchester, M18 7QB
45 Collin Avenue, Manchester, M18 7QB
41 Collin Avenue, Manchester, M18 7QB
39 Collin Avenue, Manchester, M18 7QB
35 Collin Avenue, Manchester, M18 7QB
33 Collin Avenue, Manchester, M18 7QB
29 Collin Avenue, Manchester, M18 7QB
27 Collin Avenue, Manchester, M18 7QB
23 Collin Avenue, Manchester, M18 7QB
21 Collin Avenue, Manchester, M18 7QB

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 - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA