

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134721/FH/2022
Date registered valid: 17 August 2022
Proposal: Erection of a two storey rear extension
Address: 96 Avon Road, Manchester, M19 1JW
Ward(s): Burnage Ward

Applicant: Mrs Shafi, 96 Avon Road, Manchester, M19 1JW
Agent (if any): Akeel Rafiq, Studio Square, 90 New North Road, Huddersfield, HD1 5NE
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 10.10.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07.10.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 August 2022 Expired: 20 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

Description of site/building

The property that is the subject of this householder application is 96 Avon Road. It is in the Burnage ward of the City. It is a brick built semi-detached property with a ground floor bay window with a hipped roof and has garden area to the front and rear, with the front having been flagged over historically. There is a brick wall with piers to the front boundary. The boundary to the rear and as a divider fence comprises of concrete post and timber panel. The rear is laid mainly to lawn, and there is an original outrigger that is to be partially retained and assimilated into the two- storey rear extension.

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 style to the proposal site. The roads have wide pavements and established tree planting to the opposite side of the road. The trees form the boundary to Cringle Road playing fields.

Description of development

The proposal is for the erection of a 2 -storey rear extension. The extension occupies the width of the rear of the property returning to a single storey for the last 1.3 metres as it approaches the common boundary with number 94 Avon Road. The extension would project no closer sideways to number 98 Avon Road than the current property. The additional accommodation created would be an extended kitchen diner to the ground floor and reconfiguration of existing accommodation at first floor together with the extension to provide 4 bedrooms in total. The extension would project 4 metres from the rear of the property and would be of a hipped roof construction and be set down from the existing ridge. The materials to be used would match those of the existing property.

Consultations & Notification Responses

Local Residents were 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.
- o 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 EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- 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 extending an existing residential property in an established residential area is considered acceptable. Notwithstanding this, consideration must be given to the extensions siting, scale and massing, design, appearance and to the proposal's impact upon existing levels of residential amenity.

Siting - The proposal is to the rear of the property. Whilst the extension projects from the rear by 4 metres, the 2- storey element has been sensitively sited so as to minimise any impact upon the neighbouring properties. It projects no closer to number 98 and is set in 1.3 metres off the common boundary with number 94 Avon Road. The proposed siting is considered acceptable.

The proposal accords with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Design and Appearance - The design is similar in appearance to other properties that have had the benefit of extensions within the vicinity of the site. The proposed extension remains subservient to the host property, being set back from the front, and it would sit lower than the existing with the lower height of the extension ridge. The materials to be used would match those of the existing property. It is considered that the proposal would be in keeping with the character of the original dwelling house and the area within which it is located.

The design is sympathetic to the general character of the building and therefore the proposal is acceptable with both policies SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Scale and Massing - The roof lines have been hipped reducing the bulk and massing along the common boundaries. The rearward projection is considered acceptable when viewed within the context of the scale of the host and neighbouring properties and retains subservience.

Residential Amenity- It is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. The extension on the side has retained a gap to the boundary and given the extension projects on the existing rear building line and no further towards number 98, there would be no potential for terracing. The 2- storey to the rear has been proposed with the single storey elements at the closest points to the neighbouring property at number 94 Avon Road, and the 2 storey element to the rear is in a position where it would not result in loss of light, overshadowing or overlooking. There are no windows proposed in the side of the extension on the boundary facing either 98 or 94 Avon Road. There is one new window proposed in the side elevation of the existing property, and this is to be obscurely glazed and would not require planning permission. The remainder of the windows in either the ground or first floor would be to the front or rear elevations, looking out over the applicants own garden.

There would be sufficient amenity space retained for occupants of the property, and the proposals themselves would not result in detrimental impact upon the amenity currently enjoyed by the neighbouring properties.

As such it is considered that the proposal accords with Policies DC1 and DM1 of the Core Strategy.

Visual Amenity- The design of the proposals are typical of extensions within the area, the extensions would remain subservient to the host property, and with the materials being proposed the same as the existing property there would be no detrimental impact upon the house itself or upon the character of the area within which it is located.

It is considered that the proposal accords with the principles for residential extensions set out in saved UDP policy DC1, DC1.5 and policies SP1 and DM1 of the Core Strategy.

Parking - There is existing off street parking in curtilage. This is not affected by the proposal and accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Refuse bin storage - The bins are currently stored alongside the property down the western elevation. This would remain the case post development and accords with the principles set out in policy EN 19 of the Core Strategy.

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, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policies DC1, DC1.5 and 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:

DR A 02100 Rev P01 Site Location Plan received 17.08.2022.

DR A 02102 Rev P01- Proposed Floor Plans and Elevations received 17.08.2022.

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.

Appendix 1 – List of consultees & neighbours notified

7 Harrow Avenue, Manchester, M19 1PF

98 Avon Road, Manchester, M19 1JW

94 Avon Road, Manchester, M19 1JW

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