

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134847/FH/2022

Date registered valid: 2 September 2022

Proposal: Erection of rear single storey extension and installation of access ramp to front and rear of property

Address: 15 Swanley Avenue, Manchester, M40 8GB

Ward(s): Harpurhey Ward

Applicant: Mr Olly Crossley, Northwards Housing Unit, 11 Hendam Vale Industrial Park, Vale Park Way, M8 0AD

Agent (if any):

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 19.10.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03 October 2022

Standard consultations:

Printed: 16 September 2022 Expired: 7 October 2022

Neighbour notifications

Printed: 16 September 2022 Expired: 7 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to a brick built two storey mid terraced dwelling within the residential neighbourhood of Harpurhey, North Manchester. The property benefits from hard landscaping to the front and a paved rear yard and grassed area. Timber fencing occupies the shared boundaries with a high mesh fencing occupies the rear boundary.

The remainder of the area is residential in nature with houses of similar style and design. Directly on the northern boundary is St Augustine's Primary School and a Metrolink tram line runs adjacent to property.

Description of development

The application seeks planning permission for the erection of a single storey rear extension and installation of access ramp to front and rear of property. The extension accommodates a WC including one rear elevation window and one side facing door. This extension is proposed to enhance the accessibility and liveability for the disabled occupant. The rear extension would have approx. dimensions of Height 3.7m/(at the eaves) 2.7m x Width 3.6m x Depth 3.1m. The extension would run alongside the shared boundary with 13 Swanley Avenue.

The ramped proposed along the front elevation would run from the front door across the front elevation. The upper landing would have approx. dimensions of 1.9m by 1.9m. The ramp would have approx. height of 1.1metres, a length of 3.1metres and a gradient of 1:20. The ground underneath the existing ramp would be covered by paving.

The ramp proposed along the rear elevation would run from the original rear elevation into the rear garden. The landing area would have approx. dimensions of 2.4m x 1.5m. The ramp would have approx. dimensions of height 1.1metres, length 4metres and gradient 1:20. The ground underneath the existing ramp would be covered by paving and lowered to existing rear yard level. Painted black galvanized steel balustrades to be used throughout.

Consultations & Notification Responses

Local residents were notified however none responded.

Highways Services- Had no objections to the proposal.

Environmental Health- Had no objections to the proposal.

Policy

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 EN19 Waste
- 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.

Issues

Principle

The proposed development is for the erection of a single storey rear extension and installation of access ramp to front and rear to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties.

Residential and Visual Amenity

Single storey rear extension

The applicant is proposed to erect a single storey extension to the rear of the property to provide accessible living accommodation to support a disabled user. The extension is required to meet the specific needs of the occupant and given the rearward projection complies with policy DC1 and the applicant is implementing a small scale set-in dimension approx. 2.5 metres from 17 Swanley Avenue's shared boundary. It is not considered that the extension would form an overbearing feature along the boundary. No objections have been received from

neighbouring properties. It is considered that the neighbouring property may experience some overshadowing impacts during the morning sunlight however given the small-scale siting of the proposal, it is deemed that the extension would not give rise to significant adverse impacts to residential amenity to the neighbouring property as to warrant refusal to the proposed development.

Additionally, a side facing door is proposed along the northern elevation facing the shared boundary with no.17 Swanley Avenue however given the distance to the boundary and the high boundary treatment it is not considered that significant overlooking or loss of privacy implications would be present. Furthermore, a condition that removes the permitted development rights for the implementation of windows and doors will be attached to any approval. The extension would not have a detrimental impact upon the residential amenity of the neighbouring property.

The proposed extension would run alongside the shared boundary with no.13 Swanley Avenue however given the small scale nature of the extension and the existing boundary treatment it is deemed that the extension would not form an overbearing feature along the boundary. Additionally no side facing windows are proposed along the extension and therefore no overlooking or loss of privacy will be experienced. It should be noted that no. 13 Swanley Avenue's rear garden may experience some additional overshadowing during the evening sun however this is alleviated during the morning and afternoon and is not deemed significant given the single storey nature of the proposal.

The proposal would not be seen from the street scene given its position at the rear of the property and the materials to be used would match those of the existing property as would the design of the extension. It is not considered that the proposal would have a detrimental impact upon the character of the property, nor the area within which it is located. The proposal is considered acceptable and therefore complies with the National Planning Policy Framework; Core Strategies policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Front elevation ramp

The ramp would run from the front door along the front elevation and be sited at its closet distance approx. 4.7metres away from the shared boundary with 13 Swanley Avenue. Given the distance from the shared boundary and the orientation of the neighbouring property, the proposal would not create adverse visual/residential implications for the surrounding neighbours, as the ramp would not be highly visible.

As such, the proposal would be most visible from the streetscene. However, the ramp would not extend to the site's front boundary line. In addition, as the proposal is open in nature it is not considered that the proposal would add an overbearing feature for the properties opposite along Swanley Avenue. It is deemed that any potential implications in terms of adverse impacts to visual and residential amenity would be outweighed by the need to provide level access to the resident, pursuant to Policy DC1.5 of the UDP.

Rear elevation ramp

As the ramp is located to the rear of the property, the ramp is hidden from the streetscene. The ramp would be sited against the rear door and would extend out across the rear garden. The ramp would run alongside the shared boundary with no. 17 Swanley Avenue, however given the existing boundary treatment and the need to provide provision for the disabled occupant the proposal would not create adverse visual/residential implications for the surrounding neighbours, as the ramp would not be highly visible. The neighbouring property along the eastern boundary (13 Swanley Avenue) would experience little to none additional

visual/residential implications given the orientation of the properties and the distance between the two.

Design and Appearance

Single storey rear extension

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP Policies DC1 and accords with Core Strategy DM1 of the Core Strategy.

Front and rear ramp

The design of the ramps are considered acceptable. Front amenity space will be retained allowing access to the property. The proposed rear ramp would allow level access in and out of the property through the rear garden. The layout of the ramp is deemed acceptable directly behind the rear elevation of the dwelling and allows the rear amenity space to be used by the resident. As such the form and layout of the proposed is considered acceptable, pursuant to Policy DC1.2 of the UDP.

Waste Management

There is sufficient land to the rear of the property to store the bins without causing any additional residential amenity.

Conclusion

The proposal complies with the above policies; received no objections and the City Council recognises the importance of adapting homes to suit the changing household needs and accommodate disabled residents, with the needs of the occupants outweighing the insignificant residential and visual harm of the development. The single storey rear extension and front and rear ramps would improve the safety and comfort of the dwelling for the resident, allowing them to remain independent in their own home, therefore development may commence in accordance with the following conditions.

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 agent/applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning applicant. No significant problems have arisen during the consideration of this application.

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 date of three years beginning with 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:

Document- Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990 (as amended)

Drawing- The Location Plan

Drawing- Elevation

Drawing- Elevation

Drawing- Floor Plan ref. 15SA

All stamped as received by the City Council, as Local Planning Authority on 02 September 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 be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

- 4) Notwithstanding the provisions of the Town and Country Planning Act (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 drawings:

Drawing- Elevation

Drawing- Floor Plan ref. 15SA

All stamped as received by the City Council, as Local Planning Authority on 02 September 2022.

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

- 5) The proposed handrails shall be made of galvanised powder coated steel balustrade and shall be painted black.

Reason - To ensure that the colour and appearance of the proposed access ramp is in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

13 Swanley Avenue, Manchester, M40 8GB
8 Swanley Avenue, Manchester, M40 8GB
17 Swanley Avenue, Manchester, M40 8GB

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 - Not Affected
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL