

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 134530/FH/2022

**Date registered valid:** 28 July 2022

**Proposal:** Installation of front porch together with the erection of front boundary wall and railings

**Address:** 19 Royal Avenue, Manchester, M21 9EU

**Ward(s):** Chorlton Ward

**Applicant:** K Hall 19 Royal Avenue, Manchester, M21 9EU

**Agent (if any):** Mr Mark Whitfield Whitfield Architects 27 High Grove Road, Cheadle, SK8 1NS

**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 27<sup>th</sup> September 2022

## **Application details**

|                                         |                                                     |
|-----------------------------------------|-----------------------------------------------------|
| <b>Type of application:</b>             | Full Householder Application                        |
| <b>Development type:</b>                | Householder                                         |
| <b>Date of site visit:</b>              | 21 September 2022                                   |
| <b>Standard consultations:</b>          | No consultations have been printed and sent.        |
| <b>Neighbour notifications</b>          | Printed: 4 August 2022      Expired: 25 August 2022 |
| <b>Site notice</b>                      | No site notice has been produced                    |
| <b>Press advert</b>                     | No press advert had been published                  |
| <b>Departure from Development Plan:</b> | No                                                  |
| <b>Environmental Statement:</b>         | Not required                                        |

## **Description of site/building**

The property relates to a two storey mid terrace property in the Chorlton ward area of Manchester. The house has a small paved front yard bounded by timber fencing. The rear of the property features a single storey rear extension and dormer.



|                                 |                |
|---------------------------------|----------------|
| <b>Listed building:</b>         | Not applicable |
| <b>Conservation area:</b>       | Not applicable |
| <b>Tree Preservation Order:</b> | Not applicable |

## **Description of area**

Royal Avenue is a red brick terrace situated in a sought after area of Chorlton, close to Beech Road, Ivy Green Allotments and Chorlton Water Park. The area benefits from being close to many eateries, pubs, schools and transport links.

## **Description of development**

The applicant is seeking planning permission for the Installation of front porch together with the erection of front boundary wall and railings



## **Consultations & Notification Responses**

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments received.

## **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 their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact 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 warrant refusal of the application.

On balance, the proposed changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

### History

Previous planning applications relating to this site as follows:

120229/PDE/2018 - Conditional extension - GPD - 03.07.2018      Single storey rear extension. Extend beyond rear wall 3.95 Metres. Maximum height from ground level 3.9 Metres. Height of eaves 2.9 Metres.

113786/LP/2016 - Application Approved - 14.10.2016      Certificated      of      proposed      lawful development for the installation of a dormer window

### Residential Amenity

The property forms part of a row of terraced properties with small garden areas to the front with yards to the rear. Although there is limited space to the front, some properties along this road have undergone enlargements to the front by adding front porches. Following raised concerns due to the height of the proposed porch, following negotiations, the applicant amended the proposal and reduced the porch which now measures in line with the header stone of the existing window. The proposed porch would occupy a relatively small space at the front of the property with a projection of 1.0m to a width of 1.7m and a maximum height of approximately 3.1m and would have a flat roof.

The porch would be sited along the boundary shared with No.17 Royal Avenue and would be set back from the public highway.

Given the limited size of the porch together with the proposed materials, this is considered to be an acceptable addition to the property and would not provide an impact within the street scene or upon the occupiers of surrounding properties.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

### Front boundary wall and railings

The application proposes the erection of a boundary wall and railings to the front of the property. The site currently has timber fencing to the front of the property along the boundary. The proposed railings would sit atop the wall to a total height of 1.0m. Given the minimum height, this is not considered to provide an unacceptable view within the street, furthermore, due to the proposed height, this would fall within permitted development.

It is not anticipated that there would be any impacts on residential amenity. The boundary treatment is therefore considered acceptable in light of the Core Strategy Policy DM1.

### Siting, scale and massing

The proposal exceeds the threshold for porches built under permitted development, however it would be proportional to this dwelling house, therefore the location, scale and massing of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are 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 would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching red brickwork plinth with new part glazed walls to porch enclosure as specified in the application form. The design of porch has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the front and is considered acceptable and detailed as what is normally expected of such a structure.

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

### Bins

Bins storage is not affected by this proposal.

### Parking

Car parking is unaffected by the proposal.

### Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse and the proposal is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

### **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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

### **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:

Received on 27th September 2022 numbered P(03)11 Revision A

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 fencing and driveway hereby permitted shall match those as specified in type, size, colour and texture as outlined in the application form

Reason - To ensure the appearance of the site is not adversely affected by the materials to be used in the construction of the fencing, pursuant to policy DM1 of the Manchester Core Strategy.

### **Appendix 1 – List of consultees & neighbours notified**

22 Royal Avenue, Manchester, M21 9EU  
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20 Royal Avenue, Manchester, M21 9EU  
18 Royal Avenue, Manchester, M21 9EU  
17 Royal Avenue, Manchester, M21 9EU

### **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  
Historic Landfill Site 250m Buffer -  
Area Team Boundary - Name: SOUTH AREA