

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134443/FH/2022

Date registered valid: 21 July 2022

Proposal: Erection of front extension to provide additional living accommodation

Address: 40 Emery Avenue, Manchester, M21 7LF

Ward(s): Chorlton Park Ward

Applicant: Mrs Eirini Koutroulis, 40 Emery Avenue, Manchester, M21 7LF

Agent (if any): Mr Damian Curran, DAC Designs, 100 Cromwell Road, Manchester, M32 8QL

Case officer: Adam Mitchell
Tel: 0161 234 4165
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Recommendation: APPROVE

Date of recommendation: 13.09.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 1 August 2022 Expired: 22 August 2022

Neighbour notifications

Printed: 1 August 2022 Expired: 22 August 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 relates to a brick built terraced property with a hipped roof. The property features hardstanding area to the front for off-street car parking spaces. The property is situated within a residential neighbourhood of Chorlton Park and characterised by similar two storey terraced and semi-detached properties with gardens and driveways, arranged in cul-de-sacs. The area benefits from its proximity to Barlow Moor Road tram stop, the District Centre and Chorlton Water Park.

Description of development

The application seeks planning permission for the erection of a single storey front extension to provide additional living accommodation. The proposed front extension accommodates an extended porch area. The extension would have approx. dimensions of Height 3.6m/(at the eaves) 2.5m x Width 3.5m x Depth 1.5m. The extension would be sited approx. 0.2m and 3.4m away from the shared boundaries with 38 and 42 Emery Avenue, respectively.

Consultations & Notification Responses

Local residents were notified and no responses were received.

Flood Risk Management have no objections to this proposal but has recommended an informative be include to any approval.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Issues

Principle

The proposed development is a single storey front extension to a residential dwelling, this is considered acceptable as many people prefer to extend their home 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 neighbouring's properties' residential amenity.

Residential and Visual Amenity

As mentioned above the proposed front extension would have a footprint of Height 3.6m/(at the eaves) 2.5m x Width 3.5m x Depth 1.5m. The proposed extension situated along the front elevation does not form an incongruous feature within the streetscene. Front extensions are common features within the local vicinity such as 8 Emery Avenue (application ref. 130492). The proposed front extension is considered to be acceptable in this location and would not create any undue loss of visual or residential amenity to neighbouring occupiers.

Siting, Scale and Massing

The proposed extension would occupy the space in front of the existing front door projecting 1.5metres from the principal elevation with a width of 3.5metres. The proposal fails to meet the permitted development regulations on this basis as the front extension exceeds the ground area limit of 3 square meters. The proposed extension leaves a distance of 3.5metres from the shared boundary with 42 Emery Avenue. Additionally, the extension would run alongside the shared boundary with 38 Emery Avenue, however the neighbouring property is set further forward to the highway and the extension would only protrude past the principal elevation of the neighbouring property by 1.2metres. This is considered subservient and appropriately sited and scaled for the size of the house, pursuant to policies DC1, DM1 and SP1.

Design and Appearance

The proposed front extension has been designed sympathetically to relate to the existing property and extension. The proposed extensions would be made of materials to match the existing property. A condition shall to that effect would be attached to any approval. Therefore, the design of the extension would not adversely affect the appearance of the dwelling, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and Saved UDP Policy DC1.

Waste Management

The proposed front extension would not alter the current position of the bins.

Car Parking

The proposed front extension would not alter the existing off-street car parking arrangement.

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 to guide the application through all the stages of the planning process and resolve any issues that arose in dealing with the 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 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 following drawings and documents: Local plan and drawings numbers:

Drawing- Plans and Elevations ref. 10-05-22-2

Drawing- Location Plan

Drawing- Site Plan re. 10-05-22-3

All stamped as received by the City Council, as the Local Planning Authority on 21 July 2022

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012).

- 3) The materials to be used on the external surfaces of the extension hereby submitted shall match those of the existing dwellinghouse, in type, size, colour and texture.

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 interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 and DM1.

Informative

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

18 Emery Avenue, Manchester, M21 7LF
20 Emery Avenue, Manchester, M21 7LF
22 Emery Avenue, Manchester, M21 7LF
329 Barlow Moor Road, Manchester, M21 7QH
14 Hardcastle Avenue, Manchester, M21 7LH
20 Hardcastle Avenue, Manchester, M21 7LH
18 Hardcastle Avenue, Manchester, M21 7LH
16 Hardcastle Avenue, Manchester, M21 7LH
12 Hardcastle Avenue, Manchester, M21 7LH
42 Emery Avenue, Manchester, M21 7LF
38 Emery Avenue, Manchester, M21 7LF
327 Barlow Moor Road, Manchester, M21 7QH

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA