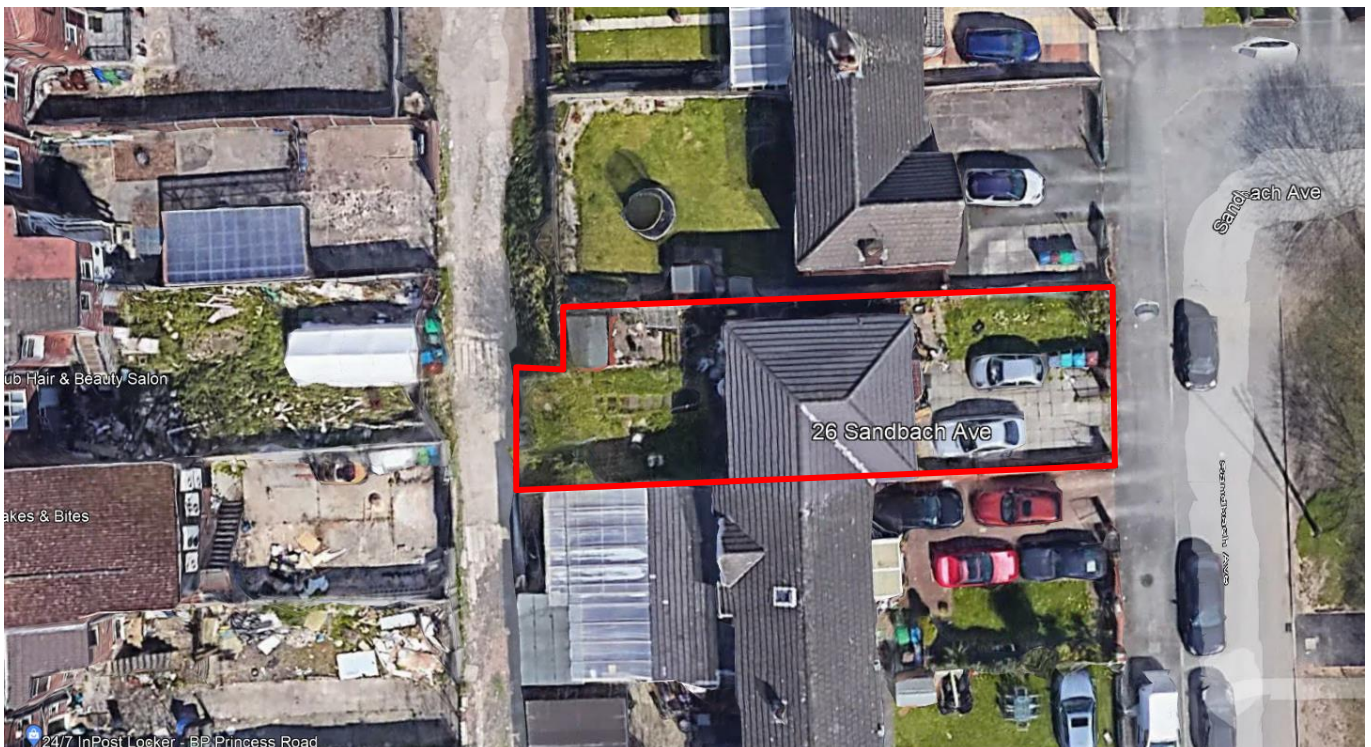


Planning

Growth & Development

Delegated officer report for planning application

Application no.	132134/FH/2021
Date registered valid:	23 March 2022
Proposal:	Erection of a single storey rear extension and single storey front porch to form additional living accommodation.
Address:	26 Sandbach Avenue, Manchester, M14 7EG
Ward(s):	Fallowfield Ward
Applicant:	Showgatul & Sadika Chowdhury, 26 Sandbach Avenue, Manchester, M14 7EG
Agent (if any):	Tomislav Vuletic, Flocc Studio Ltd, 157 Harcourt Street, Stockport, SK5 6UP
Case officer:	Constance Phillips Tel: 0161 234 5792 Email: constance.phillips@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15 September 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations: Printed: 29 March 2022 Expired: 19 April 2022

Neighbour notifications: Printed: 5 August 2022 Expired: 26 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey end-terrace C3 dwellinghouse of red brick with a hipped roof. The property features an existing front porch and the plot includes gardens to the front and rear with a 2 car driveway and side access.

Description of area

Sandbach Avenue is residential in nature and forms a cul-de-sac with central greenspace, located behind a commercial parade on Princess Road at the west end of Fallowfield.

Description of development

Originally the applicant applied for a two storey rear extension and porch, but when asked to make amendments to the first floor, they instead chose to remove this element and instead have a larger ground floor.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

MCC Flood Risk Management – *An FRS has been submitted in support of the application. We recommend that the application can be APPROVED with no Condition. We recommend the following Informative is included in the Decision Notice:*

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. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, amended in 2021):

- Chapter 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.



Issues

Principle – The principle of building a single storey rear extension and porch to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The rear extension would span the full width of the rear elevation, with a depth of 6m, an eaves height of 2.54m and a maximum height of 3.87m. The front porch would replace the existing porch and would project 1.8m forward of the principal elevation, with a width of 2.46m, a height of 3.1m and would be set 8.2m back from the highway, with a footprint of 4.43 square metres. The rear element would be sited along the boundary shared with the adjoining property's own rear extension at No.28. The porch only exceeds permitted development by 1.43m² in footprint and 10cm in height and is considered subservient and proportionate. The rear extension's projection exceeds that which is stipulated with policy DC1 (of 3.65m), however it could be built under the Larger Homes Extension scheme, given no objections were received and it accords with the PD criteria. Hence the extensions are

considered to be subservient to the original dwelling, with acceptable siting, scale and massing, in line with policies DM1 and SP1.

Appearance and visual amenity – The extensions would be constructed of matching brickwork and roof tiles, in-keeping with the existing dwellinghouse, which has been conditioned. The rear would feature a mono-pitched roof containing 2no rooflights and the porch would feature a dual-pitched roof. The side elevations of the rear would comprise of blank walls and the rear elevation would feature a window and a set of bi-folding doors opening onto the garden. The porch would feature glazing either side of the front door. The design is standard in appearance and considered in keeping with development in this area of Fallowfield. The porch is the only part of the development which would be visible from the highway, but is considered acceptable in appearance and unlikely to form a prominent feature. Hence the proposal is not considered to significantly harm the character of the house, wider area or streetscene.

Residential amenity – The proposal is single storey and the rear faces directly west, therefore the neighbour to the north, No.24, may lose some afternoon sunlight, however the proposal would be sited approximately 1.5m from the shared boundary, the eaves height is only 2.5m and No.24's garden is 10m in width, hence this is not deemed significant. The other neighbour, No.12, is sited south of the proposal and features its own 2-2.5m rear extension. There are no windows proposed for the side elevations and no objections were received from local residents. Hence there are no significant concerns regarding potential overlooking, overshadowing or overbearing issues due to its orientation and scale, pursuant to policies DC1, DM1 and SP1.

Conclusion – The refuse storage and provision of off-street parking remain as existing. The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor the visual amenity of the street/area, therefore the development is deemed acceptable and 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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawings numbered 'WD5.2 Rev A', 'WD5.3 Rev A' and 'WD5.4 Rev A', stamped as received by the City Council as Local Planning Authority on the 5th August 2022, and the Flood Risk Assessment '91385-FloccSt-SandbachAv', stamped as received by the City Council as Local Planning Authority on the 23rd March 2022.

Reason - To ensure 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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the submitted application form and revised drawings.

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.

Informatives

1) 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. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

Flat 3, 5A Princess Parade, Princess Road, Manchester, M14 7FS
Flat 1, 5A Princess Parade, Princess Road, Manchester, M14 7FS
5 Princess Parade, Princess Road, Manchester, M14 7FS
4 Princess Parade, Princess Road, Manchester, M14 7FS
3 Princess Parade, Princess Road, Manchester, M14 7FS
4A Princess Parade, Princess Road, Manchester, M14 7FS
24 Sandbach Avenue, Manchester, M14 7EG
3A Princess Parade, Princess Road, Manchester, M14 7FS
28 Sandbach Avenue, Manchester, M14 7EG

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

Flood Zones Type 2 (low to medium risk)

Susceptible to Surf Water Flood (Less)

Susceptible to Surf Water Flood (Middle)

Susceptible to Surf Water Flood (Middle)

Area Team Boundary - Name: SOUTH