

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133875/FH/2022

Date registered valid: 9 June 2022

Proposal: Erection of two storey side and rear extension and single storey rear extension to form additional living accommodation

Address: 40 Ringwood Avenue, Manchester, M12 5TP

Ward(s): Levenshulme Ward

Applicant: Mrs Sufia Uddin 40 Ringwood Avenue, Manchester, M12 5TP

Agent (if any): Mr Andrew Newton Aran Property Consultants Ltd Moss House, Moss Lane, Altrincham, WA15 8GZ

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29 June 2022

Standard consultations:

Printed: 19 July 2022 Expired: 9 August 2022

Neighbour notifications

Printed: 3 August 2022 Expired: 13 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:

Tree Preservation Order:

Description of site / building / area

40 Ringwood Avenue is a bay fronted, semi-detached dwellinghouse situated in a cul-de-sac off Hemmons Road which lies within a predominantly residential area of Levenshulme ward. The application site benefits from amenity space to the front, side and rear elevations, an existing front porch, single storey rear extension, two outbuildings in the rear garden - one along the side boundary with no. 42 Ringwood Avenue, and the other along the rear boundary fence with Nutsford Vale and common boundary fence with no. 38 Ringwood Avenue. The existing amenity space along the front and side elevation of the application building has been fully hard surfaced in with concrete and paving slabs; including boundary screening. Nutsford Vale (a recreational area of open space) lies behind the rear boundary of the application site. The property is within a short walking distance of Longsight Industrial Estate and the (A6) Stockport Road.

Description of development

The submitted plan relates to the proposed erection of two storey side and rear extension and single storey rear extension to form additional living accommodation.

The initially submitted plan has been revised in the interest of residential amenity, and revised plans subsequently submitted, (dated 03/08/2022). The revised plan would comprise of:

- o A revised roof configuration, which is more in keeping with the original dwellinghouse.
- o An increase in the proposed first floor separation distance between the side boundary with no. 38 Ringwood Avenue. A separation distance of approximately 1565mm would left long this elevation, and,
- o Clarification has also been provided regarding the number of existing outbuildings. It has been confirmed there are two, which would be retained. It is proposed to the reduce the size of the existing outbuilding sited in the rear garden along the side boundary with no. 42 Ringwood Avenue to leave a 1000mm access between the rear building line of the proposed two storey side and rear extension and this outbuilding. The reduced size of the outbuilding will have a footprint of approximately length 3950mm x width 2387mm.

Along the ground floor, the proposed extension would be set-back approximately 8116mm from the front building line of the existing porch, and maintain a proposed width of approximately 1454mm along the front elevation, and a separation distance of approximately 1131mm from the side boundary. It would extend approximately 3467mm along this boundary, with a proposed width of approximately 7493mm along the rear ground floor elevation, whilst retaining a small gap from the boundary, and maintain a height of approximately 3528mm. It would have a lean-to pitched roof with French doors and windows along the rear ground floor elevation. It is proposed to the reduce the size of the existing outbuilding sited in the rear garden along the side boundary with no. 42 Ringwood Avenue to leave a 1000mm access between the rear building line of the proposed two storey side and rear element and the outbuilding. The reduced size of the outbuilding will have a footprint of approximately length 3950mm x width 2387mm.

Along the first floor, the proposed extension would also be set-back approximately 8116mm from the front building line of the existing porch and maintain a proposed width of approximately 1454mm along the front elevation, and a separation distance of approximately 1131mm from the side boundary. It would extend approximately 3467mm along this boundary, with a proposed width of approximately 5846mm along the rear first floor elevation; whilst maintaining a separation distance of approximately 1565mm from the common boundary with no. 38 Ringwood Avenue. It would have a hipped roof with windows along the rear first floor elevation.

It is intended to use external facing materials matching those of the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

Neighbours were re-notified following revisions to the initially submitted plans. No comments, objections or representations were received.

2. Highways

The proposed extension is fully contained within the site's perimeter. It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network, this is acceptable to Highways.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

There are no boundary treatments noted. For the avoidance of doubt, all external doors/gates (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.

The applicant should be advised that any requirements for licensing, hoarding/scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email: highwaylicences@manchester.gov.uk

3. Environmental Health

No comments regarding application on this occasion.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

2. 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 and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 (Residential Extensions) is considered relevant.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.
- ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

The initially submitted plan has been slightly revised in the interest of residential amenity, (dated 03/08/2022).

Principle

The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (two storey side and rear extension and single storey rear extension to form additional living accommodation) - In light of the existing content, and given the revisions to the initially submitted plan, it is not considered that the proposal would adversely affect the streetscene or neighbouring houses, or be out of character. All proposed windows and doors would face the rear garden, and there is also reasonable separation distance maintained along the first floor elevation from those immediate properties along the side boundary and therefore there would not be any significant adverse impact from massing. In addition, it is considered that the proposal would be seen as subservient to the main house, and therefore it would not present any significant adverse impact as there would be no overbearing, overshadowing, nor loss of privacy impacts. It is however recommended that a condition is attached limiting any further windows/door openings in the interest of residential amenity.

Impact of works (Design and appearance) - In design terms, it is not considered that the proposed development would unduly harm the character of the building or the general area. It

is also intended to match materials with that of the existing, although a materials condition has been attached to ensure that the materials are adhered to.

Impact of works (Waste management) - The existing arrangement would be unaffected.

Impact of works (Car parking) - The existing arrangement would be unaffected.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposal would not be unduly overbearing, nor would it present privacy and overlooking concerns which would adversely impact upon residential or visual amenity. Moreover, refuse management and parking arrangements would be unaffected; pursuant with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1, DM1, SP1, EN19, T2; Saved Unitary Development Plan Policy DC 1; and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, revisions to the initially submitted plans were negotiated, and revised plans subsequently submitted, (dated 03/08/2022). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- o Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as Local Planning Authority on 25 May 2022.
- o Supporting Information, Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information, received by the City Council as Local Planning Authority on 25 May 2022.
- o Existing FIRST FLOOR PLAN, Drawing No. 0005 Revision C, received by the City Council as Local Planning Authority on 25 May 2022.
- o Existing GROUND FLOOR PLAN, Drawing No. 0001 Revision C, received by the City Council as Local Planning Authority on 25 May 2022.
- o Existing NORTH & SOUTH ELEVATIONS, Drawing No. 0015 Revision E, received by the City Council as Local Planning Authority on 09 June 2022.
- o Existing EAST & WEST ELEVATIONS, Drawing No. 0010 Revision E, received by the City Council as Local Planning Authority on 09 June 2022.
- o Location Plan, with application site edged in red, Drawing No. 6000 Revision B, received by the City Council as the local planning authority on 03 August 2022.
- o Existing SITE/BLOCK PLAN, Drawing No. 6001 Revision B, received by the City Council as the local planning authority on 03 August 2022.
- o Proposed SITE/BLOCK PLAN, Drawing No. 6002 Revision B, received by the City Council as the local planning authority on 03 August 2022.
- o Proposed NORTH & SOUTH ELEVATIONS, Drawing No. 2015 Revision F, received by the City Council as Local Planning Authority on 03 August 2022.
- o Proposed EAST & WEST ELEVATIONS, Drawing No. 2010 Revision H, received by the City Council as Local Planning Authority on 03 August 2022.
- o Proposed FIRST FLOOR PLAN, Drawing No. 2005 Revision G, received by the City Council as Local Planning Authority on 03 August 2022.
- o Proposed GROUND FLOOR PLAN, Drawing No. 2001 Revision F, received by the City Council as Local Planning Authority on 03 August 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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing and as stated on the submitted information and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved 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:

- o Proposed SITE/BLOCK PLAN, Drawing No. 6002 Revision B, received by the City Council as the local planning authority on 03 August 2022.
- o Proposed NORTH & SOUTH ELEVATIONS, Drawing No. 2015 Revision F, received by the City Council as Local Planning Authority on 03 August 2022.
- o Proposed EAST & WEST ELEVATIONS, Drawing No. 2010 Revision H, received by the City Council as Local Planning Authority on 03 August 2022.
- o Proposed FIRST FLOOR PLAN, Drawing No. 2005 Revision G, received by the City Council as Local Planning Authority on 03 August 2022.
- o Proposed GROUND FLOOR PLAN, Drawing No. 2001 Revision F, received by the City Council as Local Planning Authority on 03 August 2022.

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

5) 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 part of the resulting dwelling shall be used for any other purpose than Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3.

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informative

- 1) The applicant should be advised that any requirements for licensing, hoarding/scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email: highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

8 Ringwood Avenue, Manchester, M12 5TP
41 Ringwood Avenue, Manchester, M12 5TP
42 Ringwood Avenue, Manchester, M12 5TP
6 Ringwood Avenue, Manchester, M12 5TP
7 Ringwood Avenue, Manchester, M12 5TP
39 Ringwood Avenue, Manchester, M12 5TP
38 Ringwood Avenue, Manchester, M12 5TP

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: NORTH AREA