

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133863/FH/2022

Date registered valid: 25 May 2022

Proposal: Erection of a two storey side extension, a single storey rear extension and porch to the front.

Address: 2 Marne Avenue, Manchester, M22 4RP

Ward(s): Sharston Ward

Applicant: Mr Paul Weall 2 Marne Avenue, Manchester, M22 4RP

Agent (if any):

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: June 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 June 2022 Expired: 27 June 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

The property that is the subject of this householder planning application is a 2- storey red brick semi- detached dwellinghouse. It has garden area to front, side and rear. It has hard -standing for a vehicle to park off road accessed off Marne Avenue. The property itself has a bay window to the front at ground level, and the boundary treatments comprise of timber panel fence and established hedges. The rear garden is accessed through the gate at the side of the property. The garden to the rear is laid mainly to lawn. The property is located within the Sharston Ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with Hollyhedge Park further east of the site. The property is within easy access to a range of local services and sustainable transport networks.

Description of development

The proposal is for the erection of a 2- storey side extension, single storey rear extension and a front porch. The 2- storey side extension is modest in footprint with it being set back from the existing property frontage, considerably set down from the existing ridge height, and only occupying a small area along the side elevation. The single storey rear extension is also modest in footprint with a mono-pitch roof. The materials will match those of the existing property, with some areas of white render introduced as a detail.

The dimensions of the 2- storey side are 4m sideways projection by 4.1m length along the gable end. The first floor is reduced in length to 3.1m due to the 1 metre set back from the front of the property.

The single storey rear extension is 1.9 rearward projection by 2.4m wide. The porch would be 1.8m length by 2.0m width.

There are no windows proposed in the side elevations with the common boundaries of the neighbouring properties, with the windows being front or rear overlooking the applicants own garden area. The single storey rear store has one door in the side, however this is not in any close proximity to the neighbouring properties being on the return wall facing the applicants own garden area.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

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.
- o 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 EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- 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 extending an existing residential property in an established residential area is considered acceptable.

Notwithstanding this, consideration must be given to the extensions siting, scale and massing, design, appearance and to the proposal's impact upon existing levels of residential amenity.

Siting - The proposal is to the side and rear of the property. The 2 storey elements are modest and whilst they take the property closer to number 29 Norwell Road than currently exists, due to the juxtaposition of the 2 properties it is considered that the siting is acceptable having minimal impact on the neighbouring properties. To the rear there is a high boundary between the host and adjoining property. Again the rearward projection is minimal with a monopitch roof and no fenestration along that common boundary. The siting of the rear extension is considered acceptable. The porch extension to the front whilst tucked up against the common boundary is only marginally bigger than could be erected under permitted development, and does not abutt the neighbouring window with the two respective front doors being located side by side and the bay of number 4 Marne Avenue being beyond that. The siting is considered acceptable.

The proposal accords with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Design and Appearance - The design is similar in appearance to other properties that have had the benefit of extensions within the vicinity of the site. It remains subservient to the host property, being set back from the front, has a hipped roof and a considerably lowered height of the extension ridge. The materials to be used would match those of the existing property, with the introduction of some render as a detail. It is considered that the proposal would be in keeping with the character of the original dwelling house and the area within which it is located.

The design is sympathetic to the general character of the building and therefore the proposal is acceptable with both policies SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Scale and Massing - The first floor side extension would be set back from the front elevation, the roof lines have been hipped reducing the bulk and massing along the common boundaries and takes the extension at its highest point well within the applicants own site away from the boundaries. The result is a subservient structure when viewed within the context of the host property.

Residential Amenity- It is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. The extension has been proposed with the single storey elements at the closest points to the neighbouring properties, and the modest 2 storey element to the side is in a position where they would not result in loss of light, overshadowing or overlooking. There are no windows within the gable elevation of number 29 Norwell Road and there are no windows proposed in the side elevation of the 2 storey extension. The windows are in the rear and front elevations, looking out over the applicants own garden.

As such it is considered that the proposal accords with Policies DC1 and DM1 of the Core Strategy.

Visual Amenity- The design of the proposals are typical of extensions within the area, the extensions would remain subservient to the host property, and with the materials being proposed are acceptable when viewed within the context of the property. There would be no detrimental impact upon the house itself or upon the character of the area within which it is located.

It is considered that the proposal accords with the principles for residential extensions set out in saved UDP policy DC1, DC1.5 and policies SP1 and DM1 of the Core Strategy.

Parking - There is existing off street parking in curtilage on the driveway. This is not affected by the proposal, and accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Refuse bin storage - There is sufficient space to store the bins either in the rear or alongside of the property which accords with the principles set out in policy EN 19 of the Core Strategy.

Conclusion - The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policies DC1, DC1.5 and policies SP1 and DM1 of the Core Strategy.

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 accordance with policy in particular policies DC1 and DM1 with the attachment of appropriate conditions.

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:

PD003 A- Proposed Floor Plans received 25th May 2022

PD005 A- Proposed Elevations Received 25th May 2022

Location Plan Received 25th May 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 match those of the existing building in type, size, colour and texture, including patching in and mortar as stated on the householder application form. The render shall be a colour through render.

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 interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

3 Marne Avenue, Manchester, M22 4RP
27 Norwell Road, Manchester, M22 4PN
38 Norwell Road, Manchester, M22 4PL
4 Marne Avenue, Manchester, M22 4RP
1 Marne Avenue, Manchester, M22 4RP
2 Warsop Avenue, Manchester, M22 4RL
1 Warsop Avenue, Manchester, M22 4RL
29 Norwell Road, Manchester, M22 4PN
36 Norwell Road, Manchester, M22 4PL

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 45M
Area Team Boundary - Name: SOUTH