

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134153/FH/2022

Date registered valid: 22 June 2022

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

Address: 28 Audley Road, Manchester, M19 3FQ

Ward(s): Levenshulme Ward

Applicant: Mrs Zubeda Bala 28 Audley Road, Manchester, M19 3FQ

Agent (if any): M Farooq Building Design Services 6 Stock Close, Rochdale, OL12 6BB

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10.08.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 27 June 2022 Expired: 18 July 2022

Neighbour notifications

Printed: 27 June 2022 Expired: 18 July 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:

Tree Preservation Order:

Description of Site/Area

This application relates to a red-brick 2 storey mid terraced dwellinghouse with a pitched roof and is situated within a residential neighbourhood of Levenshulme in Manchester. The surrounding area is residential in nature with terraced housing forming the dominant house type.

The host property has shallow front, low walled front garden and rear yard enclosed with a brick wall. The rear of the house incorporates a single storey outrigger and existing shed that spans the boundary with no. 26 Audley Road. This arrangement is typical of neighbouring housing.

Description of development

The application is seeking for planning consent for the erection of a single storey rear extension to form additional living accommodation. The proposed extension would accommodate an additional bedroom including one side facing elevation overlooking the rear yard. The extension would have approx. dimensions of Height 3.1m/(at the eaves) 2.4m x Width 3x Depth 2.8m. The roof profile design would consist of hipped roof. The extension would be sited alongside the boundary with no.26 Audley Road and approx. 1.6metres away from the northern boundary.

Consultations & Notification Responses

Local residents were notified however none responded.
Environmental Health- Have no comments.

Policy

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 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 EN19 Waste
- 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.

Issues

Principle

The proposed development is for the erection of a single storey rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes 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 the neighbouring properties.

Residential Amenity

The application is proposed to erect a single storey rear extension to the rear of the property, as mentioned above with approx. dimensions Height 3.1m/(at the eaves) 2.4m x Width 3x Depth 2.8m. The rear extension will run alongside the shared boundary with no.26 Audley Road, revised drawings were received with the proposed extension now set-in from the corner of the rear and shared boundary by 45 degrees. It is deemed the single storey nature of the extension would prevent this proposal from creating an overbearing feature along the boundary. Given the orientation of the host dwelling and the relationship with the neighbouring properties it is not considered that overshadowing or loss of light would be result as a consequence of this proposal.

A bedroom window is proposed in that side elevation facing the northern boundary and therefore given that the distance will be retained from the boundary and the high boundary treatment currently existing to the curtilage of the rear yard, overlooking or loss of privacy would not be significant. Furthermore, a condition that removes the permitted development rights for the implementation of windows and doors would be attached to any approval. The extension would not have a detrimental impact upon the residential amenity of the neighbouring property. The proposal is considered acceptable and therefore complies with Core Strategy policies SP1, DM1 and EN1.

Visual Amenity

The proposal would not be seen from the street scene given its position at the rear of the property and the materials to be used would match those of the existing property as would the

design of the extension. It is not considered that the proposal would have a detrimental impact upon the character of the property, nor the area within which it is located. The proposal is considered acceptable and therefore complies with the National Planning Policy Framework; Core Strategies policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The brickwork would match that of the existing property with the roof comprising tiles to replicate the existing roof design of the host property, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Waste Management

There is sufficient land to the rear of the property to store the bins without causing any additional impacts to residential amenity.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing occupiers to adapt their homes to meet their residential 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.

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 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 agent/applicant in a positive and proactive manner to guide the application through all 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 date of three years beginning with the date of 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:

Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 22 June 2022.

Drawing: Plans and Elevations ref: 1913/2 , stamped as received by the City Council as Local Planning Authority on 27 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.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

25 Audley Road, Manchester, M19 3EG
16 Baslow Avenue, Manchester, M19 3GG
14 Baslow Avenue, Manchester, M19 3GG
12 Baslow Avenue, Manchester, M19 3GG
10 Baslow Avenue, Manchester, M19 3GG
23 Audley Road, Manchester, M19 3EG
32 Audley Road, Manchester, M19 3FQ
30 Audley Road, Manchester, M19 3FQ
26 Audley Road, Manchester, M19 3FQ

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