

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133872/FH/2022

Date registered valid: 25 May 2022

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

Address: 15 Wadebridge Avenue, Manchester, M23 9LS

Ward(s): Brooklands Ward

Applicant: Mrs Joanne Johnson, 15 Wadebridge Avenue, Manchester, M23 9LS

Agent (if any): Mr Joseph Lockley, Lockley Design & Build Ltd, 70 Rose Avenue, Irlam, Salford, M44 6AG

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

Recommendation: Approve

Date of recommendation: 10 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20th July 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 June 2022 Expired: 29 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 application is identified as 15 Wadebridge Road. It is located within the Brooklands ward of the City. It is a brick built detached 2 storey property in use as a dwellinghouse. There is a single storey attached garage at the side of the property on the western elevation. There are gardens to both the front and rear of the property and space on the driveway to provide off road parking. There is a side gate behind which is a 1.4m wide path that leads through to the good -sized garden. The blank side elevation of number 11 Wadebridge Avenue is right up to the common boundary.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential comprising of properties of a similar age and design to the proposal site. Several of these have had the benefit of similar extensions to that proposed for number 15 Wadebridge Avenue.

Description of development

The proposal is for conversion of the existing garage to additional living accommodation together with a first- floor side extension and a single storey rear extension. The garage is currently set back from the front of the property however the front of the garage would be incorporated within the new front porch to facilitate access into the reconfigured ground floor room created through the change of the garage into a reception room. The footprint of the former garage would extend rearward by 2.4m. The first- floor extension will be flush with the existing garage front and set down from the ridge of the existing property. The gap of 1.4m will be retained to the common boundary with number 11 Wadebridge Road at both ground and first floor. The first floor is set back from the front by 66cm and runs the length of the property

finishing on the existing line of the rear wall. The single storey rear extension would extend the width of the property and project from the rear by 4 m.

It is proposed to re finish the existing house and proposed extension in a render. The re-rendering of the existing property does not require planning permission, being permissible under Permitted Development Rights.

Consultations & Notification Responses

Local residents were informed - no representations have been received.

Cadent- We have no objection to your proposal from a planning perspective.

An informative will be attached to any planning consent granted.

Issues

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long- term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o 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.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o 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 the original buildings);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

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

Principle

The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to the proposals siting, scale, massing, design, and appearance and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The application seeks to introduce a single storey rear extension and first floor side extension above existing garage to form additional living accommodation. Following negotiations, the applicant has now set the first floor back from the frontage and has amended the roof from a gable to a hipped together with reducing the ridge height, which has reduced the massing on the boundary with number 11 Wadebridge Road. The adjacent property at number 11 is built right up to the common boundary with number 15, and as such could not develop their property on that boundary any further.

Given the detached nature of the property, the single storey rear extension would not have a detrimental impact on the neighbouring properties.

The single storey rear element of the proposal will extend across the rear back wall of the house in line with the side walls of the house and not beyond, to lessen any potential impact on the adjacent neighbouring properties. There are three sets of bi fold doors, 2 overlooking the applicants own garden and one on the return wall, again overlooking the applicants own garden area. All the other windows to the ground floor overlook either the applicants front or rear gardens. There is one window on the side elevation to the first floor, however this serves the en-suite and would be obscurely glazed and would face onto the blank elevation of the neighbouring property.

Given the size of the rear garden, sufficient private amenity space would be retained in the rear garden area post development.

The proposals mirror that of a property that is 2 doors away from the proposal site at number 19 Wadebridge.

On balance, the proposed extension is considered to be acceptable in terms of its impact on residential amenity and is therefore considered to be in accordance with saved UDP policies DC1 and Core Strategy policy DM1.

Scale and Massing

The application seeks to introduce a single storey rear extension and first floor side extension above existing garage to form additional living accommodation. Following negotiations, the applicant amended the first -floor side extension to lessen any potential impact on the adjacent neighbouring property. The first -floor roof was also changed from gable to hip to match the existing roof of the house and retain the openness between the properties. The proposed development is the same as other previously approved and implemented development within the immediate vicinity.

The height and the location of the extensions have been sited and designed to ensure that they are subservient to the original dwellinghouse, are not excessively large or bulky and are therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1 and DM1 of the Core Strategy.

Design and Appearance

The application proposes a design that fits the aesthetic of the original dwelling utilising the space available at the side and rear of the property. Whilst the existing property is in a brick finish with a white barge board finish to the apex it is proposed that the existing property and the proposed extension will be in a rendered finish. There are other properties within the local area that have introduced a render finish. A render finish would not require planning permission to be applied to the existing property, and therefore should the new extension be constructed in brick it would jar when viewed in the context of the host property. It is therefore considered acceptable to render the property as a whole for the benefit of assimilation and consistency of design and appearance, this is not considered to be detrimental to the character of the area. In addition, the proposed render is to be introduced to improve the thermal efficiency of the property overall. A materials condition has been attached to ensure that the materials are acceptable.

For the reasons stated above it is considered that the extension would be in keeping with the character of the original dwelling.

Car Parking

Although the applicant proposes to change the existing garage into living accommodation and this would result in the loss of a covered car parking space, the retention of a car parking would still be available on the existing front driveway.

Disabled access

Not affected by this proposal

Bins

Access would still be retained for the movement of refuse bins along the side of the property and therefore would be unaffected by this proposal.

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 case no significant issues have arisen during the consideration of this application and the application has been determined in line with both national and local policies. Appropriate conditions have been attached to the permission granted.

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:

003 REV B Ground Floor and First Floor Plans and Elevations received- 8th of 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) Prior to the commencement of above ground works, samples and specifications of the render to be used on the external elevations of the development shall be submitted to and

approved in writing by the City Council as local planning authority. Thereafter the development shall be undertaken using only the approved materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) Before first occupation the window in the western elevation serving the en-suite shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

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 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

27 Petersfield Drive, Manchester, M23 9PS
598 Altrincham Road, Manchester, M23 9JH
600 Altrincham Road, Manchester, M23 9JH
17 Wadebridge Avenue, Manchester, M23 9LS
11 Wadebridge Avenue, Manchester, M23 9LS
29 Petersfield Drive, Manchester, M23 9PS
25 Petersfield Drive, Manchester, M23 9PS

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