

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132817/FH/2022

Date registered valid: 11 February 2022

Proposal: Erection of part single, part two storey rear extension, erection of front entrance porch, together with the installation of a rear dormer extension to roof and a change from a hip to gable roof design

Address: 16 Grainger Avenue, Manchester, M12 4WT

Ward(s): Longsight Ward

Applicant: Properidge Ltd 16 Grainger Avenue, Manchester, M12 4WT

Agent (if any): Mr. Niamat Ali NA Design 47 Egerton Road South, Manchester, M21 0YW

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

Recommendation: Approve

Date of recommendation: 14 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 March 2022

Standard consultations:

Printed: 11 February 2022 Expired: 4 March 2022

Neighbour notifications

Printed: 28 March 2022 Expired: 7 April 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

This application relates to a hipped roof end of terrace dwellinghouse along a row of 8 properties in a predominantly residential area of Longsight ward. The application site has relatively small front amenity space (depth approximately 2.5 metres), however, the rear garden is substantially long (depth approximately 22 metres) which is bounded by a gated alleyway immediately behind its rear boundary. There is an existing timber frame gated side access (width approximately 1.2 metres) to the rear garden, a small dormer along the hipped-pitched roof elevation, including boundary treatment. The terrace properties along this street are linked by decorative linear canopy over recessed front doors. Given the nature of the property there is no off-street car parking.

Description of development

The submitted plan relates to the proposed erection of part single, part two storey rear extension, erection of front entrance porch, together with the installation of a rear dormer extension to roof and a change from a hip to gable roof design.

Following negotiations, the initially submitted plan has been slightly revised in the interest of residential amenity and revised plans subsequently submitted, (dated 28/03/2022). The initially proposed first floor rearward projection has been pulled in - the revised proposed rearward projection would not exceed 3000mm.

The proposed part single, part two storey rear extension, would not project beyond the width of the original dwellinghouse, and would be stepped away from the common shared boundary with no.14 Grainger Avenue approximately 160mm leaving a small gap. Along the ground floor, the extension would measure approximately length 5000mm x width 4959mm x maximum height 3252mm. It would have a lean-to pitched roof, including French doors and a window along the rear elevation.

Along the first floor, the extension would retain a separation distance of approximately 1832mm from the common shared boundary with no.14 Grainger Avenue, then project the width of the original dwellinghouse and flush with the side building line. It would measure approximately length 3000mm x width 3271mm x maximum height 2720mm. It would have a pitched roof design, including a window along the rear elevation.

The proposed front entrance porch would involve a small in-fill development, approximately (width 1880mm x height 2329mm) which would comprise of in-part bricking up and enclosing the existing recessed front door and introducing a new door coming slightly forward and flush with the existing ground floor front bay window; it would incorporate an outward opening double door and a window. The development would mirror similar properties along the streetscene.

In terms of the proposed rear dormer roof extension, which would measure approximately (width 4878mm x depth 3682mm x height 2022mm), it has been positioned centrally within the rear roof plane, set-away from the boundaries and it is also set below the original roof ridge and above the eaves, with windows facing the rear garden.

The proposal would also comprise of elevational alterations involving conversion of side hipped roof to gable end with pitched roof and would introduce 1x window along the second floor gable end; including 1x window along the front elevation roof plane.

In terms of external facing materials, it is intended to use materials matching the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. One objection was received, a summary of the comments is outlined below:

Their main concern is regarding the part single, part two storey rear extension. A single rear extension would not be much of a problem as it would sit side by side with their shed, but a second storey would reduce the entrance of light to their kitchen window and back bedroom window upstairs. The overall appearance would be an eye-sore, certainly from the inside looking out, as well as outside.

This is coupled with the fact that those at no.12 have a single storey extension extending 2.5 metres into the rear garden, which would make it feel like being in a prison surrounded by bricks either side with its consequential limitation of light and view as they would be the only

one without an extension. Also, they do not believe that the overall appearance would be attractive or symmetrical.

The front, entrance porch, rear dormer extension to roof, and hip to gable roof design are of no problem to them.

Neighbours were re-notified following revised plans. One objection was received in this instance. The concerns raised reiterate those expressed in regard to the originally submitted plans.

2. Environmental Health

A Contaminated Land Watching Brief is advised as follows:

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

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:

- Chapter 8: Promoting healthy and safe communities.
- 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.

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

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

- 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 revised in the interest of residential amenity and revised plans subsequently submitted, (dated 28/03/2022).

Principle

The principle of the proposal to create additional living accommodation 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 (part single, part two storey rear extension) – The dwellinghouse is an end-of terrace property with a south-facing rear garden . The property also benefits from a significantly long rear garden, The submitted revised plan has reduced the originally sought rearward projection of the first floor element of the proposed extension so that its would be 3m in depth. It is considered that the proposal could be accommodated in this location in this instance , due to the proposed development not giving rise to significant adverse impacts to residential amenity to the adjoining occupiers on the basis of massing, undue overlooking or loss of privacy . Windows in the proposed rear extension would face the rear garden. Therefore, on balance, it is considered that the proposed rear extension would not present any significant adverse impacts to residential or visual amenity. Furthermore, the proposed revised rearward projection at 3000mm (first floor) is line within the guidance set out in policy DC1

regarding rearward extensions and the rearward projection at ground floor of 5000mm falls within the parameters set out for larger homes extension applications.

Impact of works (rear roof dormer extension) - It is not considered that the proposed rear roof dormer would create an undue impact on the character of the property or general area in terms of visual amenity. The dormer has been positioned centrally within the rear roof plane, set-away from the boundaries and it is also set below the original roof ridge and above the eaves and it would also reflect similar developments in the immediate area. It is however recommended that the proposed dormer window to serve the bathroom is conditioned requiring it to be obscurely glazed, including a materials condition to ensure materials are adhered to.

Impact of works (front entrance porch) - The proposed front entrance porch would involve a small in-fill development, which would comprise of in-part bricking up and enclosing the existing recessed front door and introducing a new door coming slightly forward and flush with the existing ground floor front bay window; it would incorporate an outward opening double door and a window. It is considered that the nature of this element of the submitted plan would not present any adverse impact to residential amenity. The development would also mirror similar properties along the streetscene.

Impact of works (elevational alterations, proposed conversion of side hipped roof to gable end with pitched roof) - In terms of the proposed elevational alterations, involving conversion of side hipped roof to gable end with pitched roof, although in design terms it would not be consistent with the roof arrangements along Grainger Avenue, there are similar designs along the immediate surrounding streets, and therefore, given its location it would not be visually intrusive, nor would not be significantly prominent along the streetscene, and therefore, it is not considered that this element would present any significant adverse impacts to residential or visual amenity.

However, the introduction of a landing window at second floor level in the existing side gable of the house, would have the potential to lead to loss of privacy to the adjacent occupiers at no.18, due to the proximity of this window to the side boundary. It is therefore recommended that a condition be attached to any approval to require that this window be opaquely glazed and non opening.

Impact of works (Design and appearance) - In terms of external facing materials, it is intended to use materials matching those on the existing house, including the dormer wall which would be clad in matching tiles similar to those along the roof elevation. For the reasons stated above and given the contextual relationship with the surrounding houses and the wider neighbourhood, it is not considered that the proposed development would be unacceptable in design terms. Additionally, the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset. However, a condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking / Highways issues) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected. Refuse bins can still be stored within curtilage, screened behind boundary treatment.

Objectors Comments - In terms of the objector's comments, the planning issues raised, have been duly considered above in this report, and there are no material considerations of sufficient weight to warrant the refusal of planning permission. The other comments raised do not fall within planning legislation and therefore cannot be considered as part of this planning application.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is not considered that the revised proposal would be unduly overbearing, nor would it present privacy and overlooking concerns which would adversely impact upon residential or visual amenity, and therefore, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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, the initially submitted plan has been revised in the interest of residential amenity and revised plans subsequently submitted, (dated 28/03/2022). 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:

- Householder Application for Planning Permission for works or extension to a dwelling, received by the City Council as the Local Planning Authority 09 February 2022.
- Location Plan with application site edged in red, and Existing Floor Plans and Elevations, Drawing No NA-P01, received by the City Council as the Local Planning Authority 02 February 2022
- Revised Proposed Floor Plans and Elevations, Drawing No NA-P02, received by the City Council as the Local Planning Authority 28 March 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 external facing materials to be used on the development hereby permitted shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

Reason - To ensure that 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 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.

4) The rear roof dormer extension hereby approve shall be clad in tiles matching those on the existing roof of the original dwellinghouse and as stated on the submitted application form .

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, 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.

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 development hereby approved other than those shown on: Revised Proposed Floor Plans and Elevations, Drawing No NA-P02, received by the City Council as the Local Planning Authority 28 March 2022

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

6) Before first occupation of the development thereby approved, the proposed dormer window along the rear elevation to serve the bathroom, and as shown on: Revised Proposed Floor Plans and Elevations, Drawing No NA-P02, received by the City Council as the Local Planning Authority 28 March 2022 shall be obscurely 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 - In the interest of privacy and in accordance with policies SP1 and DM1 of the Core Strategy.

7) Notwithstanding the stairwell window design on the Revised Proposed Floor Plans and Elevations, Drawing No NA-P02, received by the City Council as the Local Planning Authority 28 March 2022, before first occupation of the development thereby approved, the proposed second floor window in the existing side gable of the dwellinghouse to serve the stairwell, and in the location as shown on: Revised Proposed Floor Plans and Elevations, Drawing No NA-P02, received by the City Council as the Local Planning Authority 28 March 2022 shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale , or such other alternative equivalent , be non -opening, and shall remain so in perpetuity.

Reason - In the interest of privacy and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012) .

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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.

Informatives

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

20 Grainger Avenue, Manchester, M12 4WT
19 Grainger Avenue, Manchester, M12 4WT
17 Grainger Avenue, Manchester, M12 4WT
15 Grainger Avenue, Manchester, M12 4WT
12 Grainger Avenue, Manchester, M12 4WT
11 Grainger Avenue, Manchester, M12 4WT
47 East Road, Longsight, Manchester, M12 5QY
41 East Road, Longsight, Manchester, M12 5QY
49 East Road, Longsight, Manchester, M12 5QY
45 East Road, Longsight, Manchester, M12 5QY
43 East Road, Longsight, Manchester, M12 5QY
14 Grainger Avenue, Manchester, M12 4WT
18 Grainger Avenue, Manchester, M12 4WT
13 Grainger Avenue, Manchester, M12 4WT

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2