

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133855/FH/2022

Date registered valid: 24 May 2022

Proposal: Erection of a single storey rear extension following demolition of existing conservatory

Address: 13 Alston Gardens, Manchester, M19 1DW

Ward(s): Burnage Ward

Applicant: Claire Johnstone 13 Alston Gardens, Manchester, M19 1DW

Agent (if any): Mr Jason Prince 13 Boat Lane, Northenden, Manchester, M22 4HR

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26th July 2022

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	13.07.2022
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 site relates to a two storey mid terrace property in the Burnage ward area of Manchester. The property is set back approximately 20.0m from the pavement and features a front porch with shared ginnel running along the side between the application site and no. 15 Alston Gardens. The property is located within a cul de sac mid way along the street. The rear of the property benefits from a substantially long garden.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The surrounding area is largely residential

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension following demolition of existing conservatory.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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, in particular 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 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.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There have been no previous applications relating to this site.

Residential Amenity

The application proposes the erection of a single storey rear extension to form additional living accommodation following demolition of existing conservatory.

The applicant proposes to demolish the existing conservatory and erect the extension within the same footprint as the existing which would project off the rear wall of the original house by 4.9m extending across the rear wall by 4.4m retaining a gap to the adjoining property no. 15 Alston of approximately 1.8m and set in from the side wall of the house which adjoins the ginnel. The roof would have a dual pitch with the inclusion of four roof lights. No windows are proposed on the sides with double doors and elongated windows on the rear elevation.

It is not anticipated that the introduction of a single storey extension in this location would impact on the occupiers of properties either side especially as the formation of a structure has already been established in this location. No objections have been received and in addition, a gap is retained to both properties either side.

The footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

The proposed extension would be sited along the rear wall of the property following demolition of the existing conservatory. The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be matching brick and roof tile as specified in the application form and outlined in the email dated 21st July 2022 gable of the new proposed extension is to be mostly glazing in powder coated aluminium framing, painted timber fascia, and common brick returns. The sides of the new extension are to be common brick.. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse

The storage of refuse bins are not affected by the proposal.

Parking

Not affected by this proposal.

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 policy DC1, 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

Positive and proactive working - 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.

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:

Received on 24th May 2022 PID22-005 2.01 Rev B Partial Ground Floor Plan and Elevations

Received on 24th May 2022 PID22-005 2.02 Proposed Site Plan

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 hereby permitted shall match those as specified on the application form and the existing dwellinghouse in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

26 Shawbrook Road, Manchester, M19 1DN

24 Shawbrook Road, Manchester, M19 1DN

16 Alston Gardens, Manchester, M19 1DW

22 Shawbrook Road, Manchester, M19 1DN

9 Alston Gardens, Manchester, M19 1DW
15 Alston Gardens, Manchester, M19 1DW
14 Alston Gardens, Manchester, M19 1DW
12 Alston Gardens, Manchester, M19 1DW
11 Alston Gardens, Manchester, M19 1DW
10 Alston Gardens, Manchester, M19 1DW

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH