

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127494/FH/2020

Date registered valid: 22 April 2022

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

Address: 11 Warsop Avenue, Manchester, M22 4RL

Ward(s): Sharston Ward

Applicant: Mr George Woolridge, 11 Warsop Avenue, Manchester, M22 4RL

Agent (if any): Mr Reuben Ramelize, Arch Designs Flat 2, 118 Dudley Road, Manchester, M16 8BR

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 May 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 April 2022 Expired: 17 May 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to 11 Warsop Avenue within the ward of Sharston in south Manchester. The property is a detached, two storey, red brick property which sits in the corner of Warsop Avenue and as such sits on a splayed plot. Amenity space to the front of the property consists of hardstanding and a patio area, as well as some soft landscaping. Amenity space to the rear of the property consists of a garden and associated soft landscaping, areas of patio, a concrete ramp leading to the rear entrance of the property and various outbuildings.

Description of development

The submitted application seeks planning permission for the erection of a single storey rear extension to provide additional living accommodation. The proposal would have approximate dimensions of Height: 2.26/ 3.4 (to the highest point) x Length: 4.05 x Width: 5.5 metres and would be sited 0.4 metres from the shared boundary with neighbouring property no.9 Warsop Avenue. The extension would involve the insertion of a set of double doors and window panes either side, as well as an additional window within the rear elevation, windows on both side elevations of the extension and two skylights within the roof plane. Materials to be used to match existing include bricks, tiles and uPVC windows and doors.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Green Spaces Team

Although not formally consulted, Green Spaces were informally consulted regarding the removal of the conifer and had no objection. Green Spaces indicated that it is currently nesting season and if the applicant is going to remove the tree, they would need to check for nesting birds first.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to

the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which states 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 the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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 sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. 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 original buildings);

- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for the erection of a single storey rear extension to provide additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes 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. As the

property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

The proposal would have a rearward projection of 4.05 metres and would be sited 0.4 metres from the shared boundary with neighbouring property no.9 Warsop Avenue. As the extension would be sited just off the shared boundary with the neighbour, is of a single storey and since there is a high fence between the two properties, the proposal would not create an overbearing feature. Due to the orientation of the property, the proposal would not give rise to any overlooking or overshadowing implications. Windows would be inserted in the side elevation and look onto the shared boundary with no.9 Warsop Avenue. However, as the proposal is only single storey, it would not give rise to any overlooking or privacy implications. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

No.13 Warsop Avenue is the other immediate neighbour of the property. Due to the splayed angle of the plot, the extension would be sited 5.2 metres from no.13. As such, no overshadowing or loss of light implications, nor privacy or overlooking implications would occur. Again, windows would be inserted in the side elevation, but would not cause any issues in relation to visual/residential implications. The rear amenity space is spacious and the trees and soft landscaping would further reduce the impact of the proposal.

No properties to the rear would be affected by the proposal. Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

The proposed rear extension has been designed sympathetically to relate to the existing property. The extension would be made of materials to match the house and a condition to that effect would be attached to any consent granted. Therefore, the design of the extension would not adversely affect the appearance of the existing dwelling.

Although the length of the extension extends beyond what is permitted within Policy DC1.3 of the UDP, it is acknowledged that since the UDP was written, Permitted Development rights and specifically the Larger Homes Extension route allows larger extensions 4-8 metres in length. As such, the length proposed is considered a compromise between the two routes to approval and is therefore acceptable. Furthermore, as the property benefits from a spacious rear amenity space, the proposal would not be considered excessively large or bulky, pursuant to Policy DC1.2 of the UDP.

Tree to be removed as part of the application

Whilst on site, the applicant explained how the conifer (now trimmed substantially) would need to be removed for the application. Green Spaces were informally consulted regarding the removal of the conifer and had no objection. As it is currently nesting season, if the applicant is going to remove the tree, they would need to check for nesting birds first. This would be placed as an informative on any approval granted.

Car parking

Car parking would be unaffected by this proposal.

Refuse storage

At the time of the site visit, bins were down along the side of the property and would be unaffected by this proposal. A bin store is marked within the proposed drawings.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area. The proposal is considered acceptable and complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions to the approval have also been attached.

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, stamped as received by the City Council as Local Planning Authority on 20 July 2020.
- Drawing- Proposed- Floor Plan and Elevations, numbered A1/02, stamped as received by the City Council as Local Planning Authority on 20 July 2020.
- Drawing- Location Plan, numbered A3/03, stamped as received by the City Council as Local Planning Authority on 20 July 2020.
- Drawing- Site Plan, numbered A3/05, stamped as received by the City Council as Local Planning Authority on 22 April 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) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Informatives

1)As it is currently nesting season, if the applicant wishes to remove the tree, they need to check for nesting birds first.

Appendix 1 – List of consultees & neighbours notified

115 Stancliffe Road, Manchester, M22 4PH
113 Stancliffe Road, Manchester, M22 4PH
13 Warsop Avenue, Manchester, M22 4RL
107 Stancliffe Road, Manchester, M22 4PH
109 Stancliffe Road, Manchester, M22 4PH
9 Warsop Avenue, Manchester, M22 4RL
7 Warsop Avenue, Manchester, M22 4RL
111 Stancliffe Road, Manchester, M22 4PH

Appendix 2 – Planning constraints

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