

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133483/FH/2022

Date registered valid: 3 May 2022

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

Address: 64 Clinton Avenue, Manchester, M14 7LG

Ward(s): Fallowfield Ward

Applicant: Mr. Alex Onalaja, 64 Clinton Avenue, Manchester, M14 7LG

Agent (if any): Mr Muthahar Khan, Studio Tashkeel Architecture, 89 Princess Street, Manchester, M1 4HT

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 17 May 2022 Expired: 7 June 2022

Neighbour notifications

Printed: 17 May 2022 Expired: 7 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application relates to a two-storey red brick detached property, located in a residential area of the Fallowfield Ward of Manchester. The property has a garden and driveway to the front and a rear garden.

Description of development

Erection of a single storey front extension.

There are no previous planning applications at the property.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

The Flood Team- Recommended that the applicant should considers signing up for Environment Agency flood warnings as the property is indicated to be within an Environment

Agency flood warning area and an informative has been added to the consent. Furthermore, a drainage informative has been added to the consent.

Issues

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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.
- 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 EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- 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 proposal is the erection of a single-storey ground floor front extension to provide a downstairs toilet facility, is considered acceptable,

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Issues

Residential and Visual Amenity

The submitted application is for the erection of a single storey front extension. The application site relates to a two-storey terraced property which sits within a housing estate.

The proposed extension would have a small footprint and infill the gap between the front and the side elevation of the host building. Given the dimensions of the proposed front extension and the position of the property and the obscurely glazed side window, the proposal is considered to be acceptable in this location and would not create any undue loss of visual or residential amenity to neighbouring occupiers.

It is therefore considered the applicant has addressed the main issue within the Inspectorate Decision and ultimately the proposal accords with saved policies DC1.1, DC1.2 and policies DM1 and SP1 of the Core Strategy.

Scale, Massing, and Design

The proposed front extension would terminate on the same plane as the existing front and side elevation of the dwelling house and would have a pitched roof. It is acknowledged that the surrounding properties have largely unaltered front elevations with have a recessed front feature which is a predominate character for the majority of houses in the area. However, there are number of house types that differ somewhat in terms of the design and have different recessed front elevational features. Therefore, the loss of this feature on the host building

coupled with the small front projection and the use of matching materials it is considered that the proposal would not form an overly dominant feature within the street scene nor does it detract from within the street scene and accords with saved policies DC1 and policies DM1 and SP1 of the Core Strategy and is therefore, acceptable.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning 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:

PL-001, stamped as received 11 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 Core Strategy.

3) The development hereby approved shall be constructed using materials that match those used in the original property in terms of size, colour and texture.

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 Core Strategy.

4) Prior to the first occupation of the development the window on the proposed ground floor toilet facility, shown on drawings number PL-001, stamped as received 11 April 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 - To protect the amenity and living conditions of adjacent properties 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 drawings.

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

Informative

The applicant should consider signing up for Environment Agency flood warnings as the property is indicated to be within an Environment Agency flood warning area.

The applicant should also design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

66 Clinton Avenue, Manchester, M14 7LG
62 Clinton Avenue, Manchester, M14 7LG
101 Clinton Avenue, Manchester, M14 7LQ
99 Clinton Avenue, Manchester, M14 7LQ
97 Clinton Avenue, Manchester, M14 7LQ
95A Clinton Avenue, Manchester, M14 7LQ
103 Clinton Avenue, Manchester, M14 7LQ

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH