

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133805/FH/2022

Date registered valid: 18 May 2022

Proposal: Single storey rear extension with ramped access to provide additional living accommodation.

Address: 15 Yattendon Avenue, Manchester, M23 9EB

Ward(s): Brooklands Ward

Applicant: Mr Alan Wood MEAP Fulmeade Childrens Center, Manchester, M23 9EB

Agent (if any): Mr Alan Wood MEAP Fulmead Childrens Center, Manchester, M8 9DW

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

Recommendation: Approve

Date of recommendation: 7th July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: June 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 May 2022 Expired: 16 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 a mid- terraced property. It is of brick and tile construction and is 2 storey. The terrace of houses is set around a green to the front in a 'U' shaped layout. There is a shared ginnel that leads through to the rear garden. The garden has partly been flagged but is predominantly lawned. There is a small conservatory on the rear adjacent to the shared ginnel and an original outrigger that is now used for storage. The property is identified as 15 Yattendon Avenue and is located within the Brooklands ward of the City. There is no dedicated off- road parking, however beyond the green there is communal courtyard parking to the frontage on street.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, comprising of a large areas of social housing in the form of semi- detached and terraced properties. Some of the properties have given over front garden areas to provide off road parking provision.

Description of development

The proposal is for the erection of a single storey rear extension together with an access ramp. The extension would project 6m from the rear of the existing property and would be 3.5 m wide. The internal access would lead off the lounge area and the new accommodation created would be a bedroom with associated bathing facilities for the disabled occupant of the house.

The ramp to the rear would provide external access for the resident and would enable improved use of the property and garden to the rear. The single storey conservatory is to be demolished to facilitate the development. There would be a window and door in the return side elevation

which leads out onto the level platform at the head of the ramp. There are no windows in the other side elevation facing 13 Yattendon Avenue with the remaining window being proposed in the rear elevation overlooking the applicants own garden.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

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, 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

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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 to indicate otherwise.

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.

Residential Amenity

The applicant is proposing to erect a single storey extension to the rear of the property to provide accessible living accommodation to support a disabled user. There is currently a single storey conservatory in the position of the proposed extension. This would be demolished to enable the construction of the extension. Whilst the extension is quite long being proposed at 6 m, this is replacing an existing structure, and there is a gap to the common boundary with number 13 Yattendon Avenue as the ginnel runs between the 2 properties. In addition, on the other side of the common boundary in the rear garden of number 13 is the original brick outrigger.

As such the only element to be assessed as to its impacts upon the levels of amenity currently enjoyed by the neighbouring properties is the additional rearward projection beyond the existing conservatory and outrigger. The additional extension is modest, and at single storey and with the existing gap to the boundary it is not considered that the proposal would have a detrimental impact upon the residential amenity of the neighbouring properties.

There are no windows proposed in that side elevation facing the common boundary and at single storey there is no overlooking or loss of privacy. Overall, It is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Visual Amenity

The proposal would not be seen at all from within the street scene, being on the rear of the terrace. The materials to be used would match those of the existing property as would the design of the extension. It is not considered that the proposal would have a detrimental impact upon the character of the property itself, nor the area within which it is located. The proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Access Ramp

The applicant is proposing the installation of an access ramp to the rear of the property to allow level access.

No comments or objections have been received from the local residents notified of this application. The ramp occupies a relatively small footprint and is not thought to impact the residential amenity of surrounding residents as it won't overshadow or overlook the neighbours' gardens or houses due to the distances between the properties.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is similar to other single storey extensions approved within the vicinity of the site. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials as specified in the application form.

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.

Waste management

The storage of bins is not affected by this proposal as adequate space to the rear is retained for the movement of bins to the kerbside on collection day. Therefore, the waste management would accord with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal complies with the above policies; it received no objections, and the City Council recognises the importance of adapting homes to suit changing household needs and accommodate disabled residents. The single storey rear extension would improve the safety and comfort of the dwelling for the resident, allowing them to remain independent in their own home, therefore development may commence in accordance with the following conditions.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and 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

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 and the application has been determined in accordance with the policies with the Development Plan.

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:

Proposed Ground Floor Layout. Ref - 004 received 18th May 2022

Proposed rear elevation Ref - 005 received 18th May 2022

Roof & Typical Section - Ref : 008 received 18th May 2022

Proposed side elevation (A) - Ref : 006 Proposed side elevation (B) - Ref : 007 received 18th May 2022

Location Plan received 18th May 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, and the access ramp to the rear of the property shall be in accordance with the approved plans.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) 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 'Proposed Plans' received by the City Council as Local Planning Authority on 18th May 2022

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

Appendix 1 – List of consultees & neighbours notified

Brooklands Sure Start, Wendover Road, Manchester, M23 9JX
17 Yattendon Avenue, Manchester, M23 9EB
13 Yattendon Avenue, Manchester, M23 9EB

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) -
Area Team Boundary - Name: SOUTH