

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133853/FH/2022

Date registered valid: 24 May 2022

Proposal: Erection of a single storey rear extension to form conservatory and enlarged utility room following demolition of existing canopy.

Address: 16 Beechpark Avenue, Manchester, M22 4BL

Ward(s): Northenden Ward

Applicant: Mr Mansha Shaheen Estates 2000 MCR Ltd 793 Stockport Road, Manchester, M19 3DL

Agent (if any): Mr Darren Pomfret Manchester Building Design Ltd 8 Gas Street, Hollingworth, SK14 8JD

Case officer: Janet Lawless
Tel: 0161 234 4535
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Recommendation: Approve

Date of recommendation: 19 July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29th June 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 property that is the subject of this householder application is a large detached 2 storey brick and render dwellinghouse. It is identified as 16 Beechpark Avenue. It sits on a good- sized plot with garden area to the front and rear. The front garden is primarily block paved over and is used to park multiple vehicles off road. The front boundary comprises of a low wall and railing. The rear garden is accessed from down the side of the property through a solid gate. The boundary to the rear comprises of timber panel fencing. There is an existing single storey mono-pitch extension on the rear of the property which occupies the full width of the house and continues onto a canopied structure over the patio.

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 primarily detached properties all varying in design and footprint. The rear of the property backs onto Princess Parkway a main arterial route into and out of the City. There are local services in the immediate area at Northenden District Centre and the property is served well by sustainable modes of transport. The proposal site is located within the Northenden ward of the City.

Description of development

The proposal is for the erection of a single storey rear conservatory extension and extended utility area. The existing canopy structure is to be demolished to facilitate the new extension. The footprint of the proposed extension would be the same in width as the existing and would project slightly further rearward than the existing. The materials will be mainly lightweight with the majority being glazing, with the area forming the extended utility room being of solid

construction. This section would have a dual pitched roof with the conservatory being a mono-pitch mirroring the existing single storey extension.

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 EN 19 - Waste Management
- 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 extending a residential property in an established residential area to create additional living accommodation is generally considered 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 proposes a single storey rear extension following demolition of the existing canopy. The roof would be a dual pitch over the utility room section and a mono-pitch over the conservatory. Bi folding doors and large picture windows are proposed on the rear of the property with 1 window on the rear elevation of the utility room. The proposed materials would match those of the existing property. Given that the extension projects only marginally beyond the footprint of the existing structures that occupy the site and with the same gap retained to the common boundaries with numbers 14 and 18 Beechpark Road, it is not therefore considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

Visual amenity and impact on the character of the area

The extension would not be visible from the public highway and 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 to be of an appropriate scale, retains subservience and is in sympathetic to the design of the host property. It enables a better use of the development than the existing canopy enabling the space to be used all year round. The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1

Siting, scale and massing

The size and footprint of the proposed extension is not considered to result in an overbearing impact upon the residential amenities of surrounding properties. It is of a commensurate scale to the host property and there is no issue relating to the massing of the extension it 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 to match those of the existing; The design detail is common to this type of extension and would not result in a detrimental impact upon the property itself, neighbouring properties, nor the area within which it is located.

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.

Disabled access

Not applicable

Refuse

The storage of the refuse bins are not affected by the proposal, as there would be continued access to the rear, which accords with policy EN19 of the Core Strategy.

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, EN3 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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case no significant issues have arisen during the consideration of this application and the application has been determined in a timely manner and in line with both national and local policies. Appropriate conditions have been attached to the permission granted.

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:

38/21-01 Rev B-Location and Site Plan received 24th May 2022.

38/21-03 Rev A- Proposed Floor Plans and Elevations received 24th 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 as set out on the application forms.

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 approved plans.

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

Appendix 1 – List of consultees & neighbours notified

18 Beechpark Avenue, Manchester, M22 4BL
14 Beechpark Avenue, Manchester, M22 4BL

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 45M
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH