

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133335/FH/2022

Date registered valid: 7 April 2022

Proposal: Erection of two storey rear and single storey side extension to create additional living accommodation

Address: 17 Stanhorne Avenue, Manchester, M8 4PQ

Ward(s): Crumpsall Ward

Applicant: Mr M Shafiq 17 Stanhorne Avenue, Manchester, M8 4PQ

Agent (if any): Mr Aslam Khan LBV Developments 412 Barton Road, Stretford, M32 9RW

Case officer: Adam Mitchell
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Recommendation: Approve

Date of recommendation: 13.06.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 April 2022 Expired: 04 May 2022

Printed: 27 May 2022 Expired: 10 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

17 Stanhorne Avenue relates to a two storey brick built semi-detached dwellinghouse in the Crumpsall area of North Manchester. The property benefits from hard landscaping to the front and side, a modest sized rear paved garden area and boundary treatment in the form of timber fencing along the rear and shared boundaries. 17 & 19 Stanhorne Avenue are sited approx. 0.5 metres behind the unified building line seen along Stanhorne Avenue.

The remainder of the area is predominately residential in nature and are houses of similar style and size of the proposal site.

Description of development

The application seeks consent for the erection of a two storey rear extension and single storey side extension to form additional living accommodation. The agent was advised early on in the planning application surrounding concerns relating to the overbearing proposal along the shared boundary.

Following negotiation, the proposal has been revised in the interest of visual and residential amenity, clarification has been provided in relation to the rear extension's footprint and removing the first floor element of the side extension, lessening the scale and overly large impacts neighbouring occupiers would experience with the original application. The revised

drawings are consistent and accords with DC1 of the Saved Unitary Development Plan (Email dated 25 May and attached revised plans).

Drawing: Floor Plans ref: AL.01 D

Elevations ref: AV.01 D

The two storey rear extension accommodates a kitchen area including a set of French doors and one rear elevation window. The first floor element of the extension accommodates an additional bedroom with one rear elevation window. The proposed extension will incorporate a 0.5metre dropdown level from the existing ridge height. Furthermore, the two storey rear extension will have approx. dimensions of Height 6m/ (at the eaves) 5m x Width 4.9m along the ground floor and 3.6m along the first floor x Rear Projection 3m along the ground floor and 2m along the first floor. At ground floor level the extension will be sited approx. 0.4m and 0.9m away from the shared boundaries with 15 and 19 Stanthorne Avenue respectively.

The single storey side extension accommodates an enlargement to the existing lounge and dining rooms. The proposed extension will be set-back from the principal elevation by 1.5metres, and have approx. dimensions of Height 3.1m/ (at the eaves) 2.6m x Width x 1.3m Depth 5.5m. The extension will be sited approx. 0.4m away from the shared boundary with 15 Stanthorne Avenue.

Consultations & Notification Responses

Local residents were notified and 2 objection letters were recorded. They are listed below:

Objection 1: *'My garden already covered from the sun access for most of the day from the right side. Potential rear side extension of this property will cover left half of the garden too. Not only I would like to keep some of the sun in my garden I also fear it will deplete the price of my property for future sale.'*

Objection 2: *'I am concerned that the revised plans for this extension will take away a lot of the light that I currently receive on my property. I also think that by building this extension, an opportunity for the future occupants to have a garden will be negated. Understand the need for bigger accommodation and feel there are better ways to achieve this.'*

Comments on Objections: Firstly, it should be noted that objection 1 was made in relation to the original proposal and the second objection was made in reference to the revised proposal. However, both objection letters are concerned with the loss of light this proposal has on neighbouring properties. The following sections below will analyses the proposed extension within the local street-scene and determine that the perceived overshadowing impacts on the neighbouring properties to be minimal.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The **National Planning Policy Framework** sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) 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.

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

- a) rearward extensions greater than 3.65m (12ft) 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

Policy DC1.4 indicates that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed development is a two storey rear extension and single storey side extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order 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

Side Extension

The proposed single storey side extension incorporates a 1.5metre setback dimension from the principal elevation as well as the original 0.5metre setback of the property from the distinguished building line along Stanthorne Avenue. The side extension would be located on the existing driveway removing the pathway down into the rear garden. The extension would be sited 0.4m away from the shared boundary with 15 Stanthorne Avenue. Although the side extension would be sited extremely close to the shared boundary, as the development is a single storey proposal and only 5.5metres in depth and 1.3metres wide, becoming flush with the original rear elevation, it should not create an overdominant feature along the boundary. Additionally, no fenestration elements are proposed within the side extension, minimising any potential overlooking or loss of privacy impacts neighbouring occupiers would experience.

Rear Extension

As mentioned above the two storey rear extension will have slightly different dimensions including; width 4.9metres along the ground floor and 3.6metres along the first floor, and rear projection 3metres along the ground floor and 2metres along the first floor. The first floor rear extension will come off the original rear elevation therefore leaving a 1.6metre distance with 15 Stanthorne Avenue. Additionally, the two storey extension will be set in approx. 0.9m from the shared boundary with 19 Stanthorne Avenue. It is considered given the set-in dimension and the position of the two storey element that overbearing and overshadowing impacts would be minimal to neighbouring properties. Due to the compact and modest sized rear garden area of the application site, the rear projection of the two-storey rear extension was reduced by a metre therefore reducing the impact upon the neighbouring properties and properties situated towards the rear along Chudleigh Road. The revised rearward projection of the ground floor (3m) and first floor (2m) is significantly under the recommended distance as outlined in the saved Unitary Development Plan Policy DC1.3.

Those properties facing into the applicant's rear garden along Chudleigh Road would be most likely to experience overlooking or privacy implications due to the orientation of the Chudleigh Road properties. However, those properties on Chudleigh Road would already be used to a level of overlooking and so such impacts would not be significantly detrimental to the neighbouring properties. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

The proposed development would allow for amenity space to be retained along the front and rear of the application with the existing off-street car parking to be maintained.

There are no windows proposed in the side elevations, and as such there is no detrimental impact relating to overlooking or loss of privacy to neighbouring properties. The windows and doors as well as windows at first floor are located in the rear elevation and would overlook the applicants own garden. A condition would be attached to any consent granted to restrict the installation of any additional fenestration. Due to the above stated reasons the proposal is considered acceptable and in accordance with saved UDP policy DC1 and Core Strategy Policies DM1 and SP1.

Visual Amenity

The set-in dimension of the first floor element of the rear extension, the 1.5metre setback of the single storey side extension and the drop in ridge height of the roof will assist in making the extensions appear subservient to the existing property. The use of similar materials to the original dwelling in assimilating the extensions to the existing property and the wider street scene, although it is recommended a materials condition is attached to ensure that the materials are adhered to. Therefore, it is not considered that the proposal would give rise to concerns of terracing along the street. The proposals are to enlarge a semi-detached property and as such they are not considered to give rise to unacceptable impacts on the visual amenity or character of the area or the street scene, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Height, Scale and Massing

The height of the proposed extensions appropriately relates to the height parameters of the existing building. The height of the proposed two storey rear extension has tied in with the

existing building. It is considered that the proposed extension responds well with the dimensions, design and siting of the neighbouring properties. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1 and saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

Waste Management

The current bin storage management will not be affected by the proposal.

Gas Membrane

A gas membrane condition was sent out to the agent on 8th June 2022 with the agent responding agreeing to this pre-commencement condition.

Conclusion

In light of the existing contextual relationship with the neighbouring properties and the revisions to the initially submitted plans, it is not considered that the revised proposal would unduly impact on residential amenity. On this basis, the proposed development are not considered to give rise to unacceptable impacts on the visual amenity or character of the area or the street scene, and are appropriately related in terms of scale, siting and design to the original dwelling, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

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/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the 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 date of three years beginning with the date of 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 28 March 2022

Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 7 April 2022

Drawing- Proposed Floor Plans ref: AL.01 D, stamped as received by the City Council as Local Planning Authority on 26 May 2022

Drawing- Proposed Elevations ref: AV.01 D, stamped as received by the City Council as Local Planning Authority on 26 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 Manchester Core Strategy.

- 3) The materials to be used on the external surfaces of the proposed extensions hereby submitted shall match those of 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 extension, pursuant to saved policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

- 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 interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1.

- 5) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason- The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

50 Chudleigh Road, Manchester, M8 4PG
18 Stanhorne Avenue, Manchester, M8 4PQ
52 Chudleigh Road, Manchester, M8 4PG
48 Chudleigh Road, Manchester, M8 4PG
19 Stanhorne Avenue, Manchester, M8 4PQ
16 Stanhorne Avenue, Manchester, M8 4PQ
46 Chudleigh Road, Manchester, M8 4PG
20 Stanhorne Avenue, Manchester, M8 4PQ
15 Stanhorne Avenue, Manchester, M8 4PQ

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1