

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132895/FH/2022

Date registered valid: 10 February 2022

Proposal: Erection of a part single, part two storey rear extension to form additional living accommodation

Address: 3 Brayside Road, Manchester, M19 1ST

Ward(s): Burnage Ward

Applicant: Fatema, 3 Brayside Road, Manchester, M19 1ST

Agent (if any): Mr Saghir Hussain, Create It Studio Architects, Universal Square, Devonshire Street North, Manchester, M12 6JH

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 March 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 15 February 2022 Expired: 8 March 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

The application relates to a two storey semi-detached C3 dwellinghouse of red/brown brick with a hipped roof and white fenestrations. The property has not previously been extended and the plot includes a driveway to the front and paved garden to the rear.

Description of area

Brayside Road is a residential street within Burnage, close to the train station and Tesco superstore. The area is characterised by similar semi and quasi-semi detached family dwellinghouses, many of which are current or ex-social housing, hence many have not yet been extended.

Description of development

The applicant is seeking permission to build a part single, part two storey rear extension to provide additional living accommodation, in the form of a larger open-plan kitchen/diner at ground floor and a family bathroom at first floor.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a part single, part two storey rear extension to provide additional living space is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The extension would be sited at the rear (south) of the house, projecting 3m at both ground floor and first floor, with a width of 6.4m at ground floor and 3.1m at first floor. The single storey aspect would have an eaves height of 2.6m and ridge height of 3.7m, whilst the first floor element would have eaves to match existing and a ridge set 1.35m lower than existing. The ground floor would be sited 0.25m from the boundary with the adjoining semi (No.1) and the first floor would be set 3.5m away from the party wall. On the other side, both ground and first floor would sit 1.05m from the boundary shared with No.5. The depth of the extension accords with policy DC1 (less than 3.65m) at ground and first floor. The extension is considered subservient to the main house and is sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including matching brickwork, roof tiles and uPVC windows/doors and this has been conditioned. The roof over the first floor would be hipped to match existing and the roof over the ground floor element would be mono-pitched with 1 rooflight. The rear elevation would feature a bedroom window at first floor and a kitchen window and set of bi-fold doors at ground floor, with blank side elevations. The rear extension would not be readily visible from Brayside Road due to the siting and narrow gap between properties, hence it would not feature within the street scene. The proposed materials are to match, and the design is in-keeping with the property and to be expected of such development, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor area.

Residential amenity – The first floor element would feature a low hip and would be sited 3.5m from party wall shared with the adjoining neighbour, No.1, and 1.05m from the boundary with No.5. It is considered the 3m depth, low ridge and gaps to the boundaries ensure the proposal will not appear overbearing for No's 1 or 5. The extension should not cause a noticeable loss of sunlight for either neighbour due to the southerly orientation. There is a first floor side window

proposed for the study but this has been shown as obscurely glazed on the plans and has been conditioned to be that way prior to first occupation of the extension, hence privacy is not deemed an issue. In addition to this, no objections have been received from the local residents notified of the development, therefore the proposal is considered acceptable in terms of residential amenity.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions and approved drawings.

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 issues have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies within the Development Plan.

Condition(s) to be attached to decision for approval

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 drawings numbered '001 - P2', '002 - P2' and '003 - P2', stamped as received by the City Council as Local Planning Authority on the 10th February 2022.

Reason - To ensure 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, as stated on the submitted application form.

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) Before first occupation the first floor windows proposed for the side elevation facing No.5 Brayside Road shall be obscure 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

7 Brayside Road, Manchester, M19 1ST
5 Brayside Road, Manchester, M19 1ST
4 Brayside Road, Manchester, M19 1ST
2 Brayside Road, Manchester, M19 1ST
1 Brayside Road, Manchester, M19 1ST
338 Kingsway, Manchester, M19 1PW
336 Kingsway, Manchester, M19 1PW
334 Kingsway, Manchester, M19 1PW
3 Fernbray Avenue, Manchester, M19 1PQ
1 Fernbray Avenue, Manchester, M19 1PQ

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
Area Team Boundary - Name: SOUTH