

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133175/FH/2022
Date registered valid: 17 March 2022
Proposal: Erection of a single storey side extension to form additional living accommodation
Address: 1 Maple Road, Manchester, M23 9RL
Ward(s): Brooklands Ward
Applicant: Mr Matt Bright 1 Maple Road, Manchester, M23 9RL
Agent (if any):
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 10 May 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5th May 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications Printed: 21 March 2022 Expired: 11 April 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 application site is an early C20 detached dwelling house situated on the north side of Maple Road in the Brooklands ward. The property is located on the corner of Maple Road and Brencon Avenue with gardens to the front side and rear. There is a detached bungalow alongside to the west which trades as a pharmacy and was formerly within the site curtilage (Ref: 096511/FO/2011/S2). The application site was formerly a doctors' surgery which changed use to a dwelling house in the late 1980's (Ref: 035020).

The application site is constructed of red brick and render with pyramid hipped red tile roofs and 2-storey bay windows to the front elevation.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a mainly residential area of a mixed housing typology. Similar house types to the site are found further east along Maple Road and on the eastern side of Brencon Avenue. Facing the site to the south are parking spaces perpendicular to the highway whilst further to the south-west is a Co-Op and hot food takeaway.

Description of development

Erection of a single storey side extension to form additional living accommodation.

The proposal provides a storeroom, playroom and extended dining room.

Consultations & Notification Responses

A total of 15no. neighbours were notified of the proposal. No comments were received.

Policy / Issues

The application is subject to assessment against the following policies within the Development Plan:

Principle

The application seeks an extension to a residential property in a residential area. Saved UDP policy DC1 makes provision for people to extend their homes to meet changing household needs. There are no objections to the principle of the development subject to acceptable impacts on residential and visual amenity.

Residential Amenity

The side extension will have an acceptable impact on residential amenity. Being single storey only, on the side and a corner property, it will have minimal impacts. The building line of the side elevation is aligned with the front elevation of No.1 Brencon Avenue to the north. This means that rear elevation of the extension comes level with the driveway of this property with a gap of 13-metres between. There are no concerns that this relationship will lead to any loss of amenity due to overshadowing and the proposed rear elevation window for the dining room affords no more intrusive overlooking than the existing patio doors and bedroom windows above on the original dwelling.

Visual Amenity

The extension will have an acceptable visual impact. It is sited to take advantage of the 4.5-metre-wide gap at the side and is designed as a simple response to the original dwelling with a sloping monopitch roof and rendered elevations. The 4-metre width is proportionate to the 10-metre width of the original dwelling with a maximum height of 3.7-metres to align with the cill of the first-floor bay window.

The simple design allows the original dwelling to be clearly distinguished and remain the dominant built form in the street scene.

As the extension is single storey only and comes forward of the Brencon Avenue building line, views along Brencon Avenue will not be unduly obscured. This is in any case a short cul-de-sac of 2no. pairs of semi's each side, all of which have either original attached garages or side extensions similar to the application proposal attached. In this sense, the proposal is in character with the siting and form / pattern of development for side extensions in the immediate area. The visual gap and relationship between the application property, Brencon Avenue and No.3 Maple Road to the east, will not be obscured to any significant extent whilst the inclusion of 2no. windows on the side elevation for the playroom provide a visual break in an otherwise blank side elevation.

The materials respond to the first-floor render to create a fresh and contemporary addition to the dwelling whilst being a common material seen on dwellings within the wider Maple Road and Brencon Avenue street scene.

Based on the above, the proposal will have acceptable impacts on residential and visual amenity in accordance with saved UDP policy DC1 and policies DM1 and SP1 of the Manchester 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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to the conditions below and for the reasons outlined in the delegated report. The application was notified by letter to 15no. neighbouring occupiers; no comments were received.

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 received on the 10th of March 2022 or as stated:

Application Form

Location Plan

Site Plan

Existing & Proposed Plans and Elevations Ref: 001

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

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 Householder Application Form.

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, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

12 Keats Mews, Manchester, M23 9SF
2 Keats Mews, Manchester, M23 9SF
14 Keats Mews, Manchester, M23 9SF
3 Maple Road, Manchester, M23 9RL
1 Brencon Avenue, Manchester, M23 9HL
1A Maple Road, Manchester, M23 9RL
12 Guardian Mews, Cotteril Close, Manchester, M23 9HY
11 Guardian Mews, Cotteril Close, Manchester, M23 9HY
10 Guardian Mews, Cotteril Close, Manchester, M23 9HY
9 Guardian Mews, Cotteril Close, Manchester, M23 9HY
10 Keats Mews, Manchester, M23 9SF
8 Keats Mews, Manchester, M23 9SF
6 Keats Mews, Manchester, M23 9SF
4 Keats Mews, Manchester, M23 9SF
2 Brencon Avenue, Manchester, M23 9HL

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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH