

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132657/FH/2022

Date registered valid: 17 January 2022

Proposal: Erection of single storey rear extension following demolition of existing garage and shed

Address: 89 Brantingham Road, Manchester, M16 8LF

Ward(s): Whalley Range Ward

Applicant: Mr. Ather Javaid, 89 Brantingham Road, Manchester, M16 8LF

Agent (if any): Mr. Niamat Ali, NA Design, 47 Egerton Road South, Chorlton Cum Hardy, Manchester, M21 0YW

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

Recommendation: Approve

Date of recommendation: 11.03.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10th February 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 January 2022 Expired: 9 February 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 brick built detached property that is located at the junction of Brantingham Road and Woodgate Road in the Whalley Range ward of the City. It has garden area to the front and rear, the garden to the rear being larger than average. It has vehicular and pedestrian access off Brantingham Road. The boundary treatment comprises of low brick wall with panelled railings above on the Woodgate Road elevation, and low wall and railing on the Brantingham Road frontage.

There has been a single storey side extension previously constructed along the boundary with number 91 Brantingham Road, and beyond that a large 'L' shaped shed type structure. These would be demolished to facilitate the proposed development.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The remainder of the area is predominantly residential comprising of a range of property sizes and styles from Victorian Villas through to modern day town houses. There are community football pitches further along Brantingham Road.

Description of development

The proposal is for the erection of an 'L' shaped single storey extension following demolition of the shed and the existing single storey side extension. The proposed extension would run along the common boundary with number 91 Brantingham Road and return to run partially along the boundary with number 2 Woodgate Road, it would have a hipped roof. The additional accommodation created would be an office/ study, games room with wet room and a gym.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 for Residential Extensions is a saved policy.

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

Policy DM 1 - Development Management

Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF)

Principle- The principle of extending an existing residential property in an established residential area to meet changing household needs is considered acceptable. However, consideration must still be given to the proposals impact upon residential and visual amenity.

Design and Appearance - The proposal is for the erection of an 'L' shaped single storey side/rear extension. The materials to be used would match those of the existing property utilising bricks, roof tiles and white UPVC windows to match the existing house. It is not considered that the extension would have an adverse impact upon the visual amenity of the host dwelling. The extension would be replacing an extension and a shed of a similar footprint and being in materials that match the existing property would be much more sympathetic than the existing structures to the host property and those of the neighbouring properties.

It is considered that the proposed extension is in accordance with saved policy DC1 of the Unitary Development Plan.

Scale and Massing - The proposed single storey side extension would project the full depth of the rear garden along the common boundary with number 91 Brantingham Road. It then returns for 8.5m along the boundary with number 2 Woodgate Road with this element being 4.1 m in depth. The extension would have a hipped roof which reduces the massing along the boundary. The amount of development is only slightly larger than currently exists. It occupies the same position being tight up against the boundary with both number 91 Brantingham Road and number 2 Woodgate Road. It is the width of the proposed extension that is increased. From a scale and massing point of view this does not result in any greater impact on the neighbouring properties than currently exists.

Residential Amenity

Whilst the single storey side extension is a minimal distance from the boundary, the existing boundary treatments together with dense established tree lines provides screening of the proposed development along the common boundaries. As such this negates any undue impact in terms of overbearing impact / loss of light to the neighbouring property.

There are no windows to the side elevations along the common boundaries, with windows / doors being either on the internal garden facing walls or of the on the end of the building, but again facing onto the applicants own garden. Therefore, loss of privacy or overlooking does not present itself.

Parking and waste management

The proposal would not impact upon the current situation for car parking in curtilage, nor for the storage of waste bins to be taken kerb side on collection day.

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, 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 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. The application has been determined in a timely manner in accordance with both local and national policies, and appropriate conditions have been attached.

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:

NA-B01 Existing and Proposed Floor Plans received 10.01.2022

NA-B02 Proposed Elevations and Location Plan received by email from Niamat Ali 10.03.2022

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, including the mortar and patching in.

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.

5) The extension as shown on drawings NA-B01 and NA-B02 stamped as received by the City Council as Local Planning Authority, on the 10.01.2022 and 10.03.2022 respectively, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 89 Brantingham Road Manchester M16 8LF.

Reason: To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

3 Woodgate Road, Manchester, M16 8LX
2 Woodgate Road, Manchester, M16 8LX
87 Brantingham Road, Manchester, M16 8SA
1 Woodgate Road, Manchester, M16 8LX
3A Woodgate Road, Manchester, M16 8LX
91 Brantingham Road, Manchester, M16 8LF

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) -
Area Team Boundary - Name: SOUTH