

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133088/FH/2022

Date registered valid: 17 March 2022

Proposal: Erection of a single storey rear extension and installation of rear roof dormer to form additional living accommodation together with installation of raised rear decked area; associated elevational alterations including application of render to first floor of rear outrigger and the reinstatement of front basement lightwell

Address: 24 Brookfield Avenue, Manchester, M21 8TX

Ward(s): Chorlton Park Ward

Applicant: Mr & Mrs Morgan-Hyland, 24 Brookfield Avenue, Manchester, Manchester, M21 8TX

Agent (if any): Ms Sarah Bolsover, Smashbox Architecture, 97 Alderley Road, SK9 1PT

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

Recommendation: Approve

Date of recommendation: 11 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 August 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 24 March 2022 Expired: 14 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey mid-terraced C3 dwellinghouse of red brick with a dual-pitched slate roof and two storey rear outrigger. The plot includes small front and rear gardens bounded by brick walls.

Description of area

Brookfield Avenue runs off Sandy Lane in Chorlton is residential in nature and characterised by rows of identical red brick terraced family dwellinghouses. The area benefits from its proximity to the district centre and plenty of greenspace.

Description of development

The applicant wishes to build a single storey rear extension and rear box dormer to provide additional living accommodation, along with the reinstatement of the front lightwell for the basement, insulated render to the first floor rear elevation and a new side-facing window. The single storey rear extension and dormer were approved last year (under ref 130794/FH/2021) and changes to these were approved recently (under ref 132398/NMC/2021). The applicant now wishes to make further changes, which do not qualify as non-material and therefore required a new planning application.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections 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 single storey rear extension and installing a rear dormer to provide additional living space for a family dwellinghouse, is acceptable given the provisions of policy DC1. However consideration must be given to the proposals siting, scale and massing, design, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey extension would replace the existing outrigger and would project 3.75m to the rear (4.9m including the glazed canopy), spanning the full width of the house, with a maximum height of 4.2m from external ground level. It would be sited along both shared boundaries, which would feature 2m high fencing and beyond the rear elevation would sit a raised deck occupying the whole garden, 0.54m in height. The dormer would be sited within the rear slope, projecting 3.75m with a width of 4.3m, a height of 2.1m and a resulting volume of <16.9 cubic metres. The dormer would come flush with the ridge and would be set 0.82m away from the eaves. The reinstated lightwell beneath the front bay would have a width of 1.8m and a depth of 1.4m, providing light into the converted basement playroom. The rear extension exceeds the limit stipulated within policy DC1 (of 3.65m) however only by 0.1m without the glazed canopy and it only projects beyond the original outrigger by 0.37m. The dormer could be built under permitted development. These additions are considered subservient to the host dwelling, similar to nearby works and sited appropriately, pursuant to policies DC1, DM1 and SP1.

Design, appearance and visual amenity – The dormer would be constructed of materials to match the existing house, including vertically-hung roof slates to the face and cheeks and uPVC windows. The extension is proposed to be constructed of blockwork, featuring pale render to the elevation facing No.22 and metal cladding to the rear elevation, with a glazed hipped roof and canopy supported by encased steel columns and a timber deck. A condition has been attached requiring the applicant to submit specifications for the materials including the metal cladding prior to above-ground works commencing. The rear elevation would feature a large 3-pane window at 2nd floor and a set of aluminium bi-folding doors opening onto the deck at ground floor. The side elevations would be blank. A small obscure bathroom window is to be inserted at first floor, facing south, and a basement window inserted following excavation of the lightwell at the front. Due to the location at the rear of a terrace the majority of the works would not be visible from the public highway and therefore would not feature within the street scene. The

reinstated lightwell would feature a metal grate and would be mostly obscured from the street by the garden wall. The design and materials of the dormer are in-keeping with the original property, and appear similar to other properties in the vicinity, particularly as 11 other properties on Brookfield Avenue have similar dormers. The appearance of the development as a whole is considered acceptable and is not thought to significantly harm the visual amenity of the house nor wider area, the latter of which is not a conservation area.

Residential amenity – The gardens face west along this road and the projection of the extension, which would only extend beyond the outrigger shared with No.22 (to the north) by 0.37m, is not considered to significantly overshadow this property. The neighbour to the side of the extension with the increased depth, No.26, is sited south of the site and therefore should not experience an undue loss of light given their orientation. There is a small bathroom window proposed for the side elevation at first floor, which has been conditioned to be obscurely glazed, therefore a loss of residential privacy is also not deemed an issue. Due to the scale and orientation of the proposal it is not considered that the proposal would cause undue harm to residential amenity and in addition to this, no objections were received from local residents.

Conclusion – The majority of the proposal has already been approved under previous applications and the new design broadly accords 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 proposal is deemed acceptable and development may commence in accordance with the approved plans and the following conditions.

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 significant problems have arisen during the consideration of this application and the application has been determined in accordance with the policies with 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 'P/02 A', 'P/07 A' and 'P/08 A', stamped as received by the City Council as Local Planning Authority with the application form on the 18th June 2021 and revised drawings 'P/05 B' and 'PA/06 B', stamped as received by the City Council as Local Planning Authority on the 20th August 2021.

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) No above-ground works shall commence unless and until specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The proposed first floor window, facing No.26 Brookfield Avenue, 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

25 Whalley Avenue, Chorlton, Manchester, M21 8TU
27 Whalley Avenue, Chorlton, Manchester, M21 8TU
23 Whalley Avenue, Chorlton, Manchester, M21 8TU
26 Brookfield Avenue, Manchester, M21 8TX
23 Brookfield Avenue, Manchester, M21 8TX
25 Brookfield Avenue, Manchester, M21 8TX
22 Brookfield Avenue, Manchester, M21 8TX
21 Brookfield Avenue, Manchester, M21 8TX

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