

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132032/FH/2021

Date registered valid: 16 November 2021

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

Address: 53 Bronington Close, Manchester, M22 4ZQ

Ward(s): Northenden Ward

Applicant: Harris, 53 Bronington Close, Manchester, M22 4ZQ

Agent (if any): Mr Martin Bell, Transform Architect, 4 Rushmead Court, Ossett, WF5 0NZ

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

Recommendation: Approve

Date of recommendation: 11 January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21st December 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 November 2021

Expired: 10 December 2021

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 site comprises a large modern 2 storey brick built detached residential dwelling with integral garage on Bronington Close in the Northenden ward of the City. It is located at the head of the Cul-de-sac. The property benefits from a two- storey side extension and a single storey rear extension that occupies the full width of the property. The remainder of the rear garden area is a combination of paved patio and lawn. There is a free- standing garden shed at the bottom of the garden. To the front it is open plan, with block paving and a grassed area to the frontage.

The house itself is an end property with a 1.8m brick and timber boundary fence to the rear and side elevation, beyond which is the continuation of Bronington Close. The road sits between number 53 and the next residential properties.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential, with the estate comprising of a mix of semi and detached properties in the same style and of the same age as the proposal site.

Description of development

The application is for the erection of a single storey rear extension along the boundary with the side road of Bronington Close. The property has previously undergone ground floor adaptation for one of the family, and it is now the intention to fully adapt this section of the property. It would result in a rearward projection off the existing single storey rear extension forming a small 'L' shaped section. The additional adapted accommodation would create a reconfigured fully accessible area comprising of bedroom, therapy room, bathroom and carers day room. All the

accommodation is interlinked with the host property. There are doors proposed in both side elevations opening up to the garden area.

Consultations & Notification Responses

Local residents were informed- no representations have been received

Issues

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o 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.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSS) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1

for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o 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 the original buildings);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

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

Principle

The principle of the proposal is considered acceptable. Residents should be able to alter properties to meet changing household needs. Notwithstanding this, consideration must be given to the proposals siting, scale, massing, design, and appearance and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The single storey extension would be located along the boundary with the side road of Bronington Close, and behind the 1.8 brick and timber boundary treatment. Whilst there are doors in both side elevations, given the distance between properties, the amount of setting in from the boundary with number 55 Bronington Close and the heights of their respective boundaries, it is not considered that the single storey extension would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

The extension would improve the amenity of the resident at number 53 Bronington Close and would retain an acceptable amount of usable external amenity space for the occupants of the property.

On balance, the proposed extension is considered to be acceptable in terms of its impact on residential amenity and is therefore considered to be in accordance with saved UDP policies DC1 and Core Strategy policy DM1.

Scale and Massing

At single storey and given the ample size of the host property, the single storey extension proposed is considered both proportionate and subservient in the context of the original property and the neighbouring properties. As a detached property a larger extension could be constructed under the larger homes extension than the proposed and existing single storey rear extensions combined. The width of the extension is modest, it is set far in off the boundary with number 55 Bronington Close so as not to impact on that property. Whilst it has a 5m rearward projection, it has been designed with a dual pitched roof, which takes the height central to the extension and away from the boundaries.

The height and the location of the extension has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky and is therefore

considered to accord with the principles for residential extensions set out in saved UDP policy DC1 and DM1 of the Core Strategy.

Design and Appearance

The application proposes a design that fits the aesthetic of the original dwelling utilising the space available to the rear of the property. It is proposed that where possible materials shall match the existing dwelling house. A materials condition has been attached to ensure that the materials are adhered to as stated in the application forms.

For the reasons stated above it is considered that the extension would be in keeping with the character of the original dwelling.

Car Parking

The proposal does not affect the existing car parking provisions

Disabled access

The extension is required to meet the changing household needs of the resident at the property, with further adaptation of the family home being required. The proposed extension would enable full use of the property to the ground floor by the resident including the external areas, and as such complies with Policies DM1 and DC1 of the Manchester Core Strategy.

Bins

The proposal does not affect the existing bin storage arrangements

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 accordance with the guidance contained within saved policy

DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

T144- PL01- Existing Site Plans and Elevations received 25.10.2021.

T144-PL02- Existing Ground Floor Plan received 25.10.2021.

TL144-PL03- Proposed Site Plans and Elevations received 25.10.2021.

TL144-PL04- Proposed Ground Floor Plan received 25.10.2021

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 patching in and mortar as stated on the submitted drawing and Householder 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.

Appendix 1 – List of consultees & neighbours notified

56 Bronington Close, Manchester, M22 4ZR

60 Bronington Close, Manchester, M22 4ZR

51 Bronington Close, Manchester, M22 4ZQ

55 Bronington Close, Manchester, M22 4ZQ

58 Bronington Close, Manchester, M22 4ZR

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 45M

Area Team Boundary - Name: SOUTH