

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132095/FH/2021
Date registered valid: 8 November 2021
Proposal: Erection of single storey rear extension to provide additional living accommodation
Address: 254 Brantingham Road, Manchester, M21 0QZ
Ward(s): Chorlton Ward

Applicant: Chris Collingridge 254 Brantingham Road, Manchester, M21 0QZ
Agent (if any): Mr Alan Holcroft PlanXtend 9 Hermitage Close, Wigan, WN6 9JQ
Case officer: Linda Marciniak
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Recommendation: Approve
Date of recommendation: 29 December 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 November 2021

Standard consultations:

Printed: 12 November 2021

Expired: 3 December 2021

Neighbour notifications

Printed: 12 November 2021

Expired: 3 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 application site is a 2-storey red brick and render inter-war dwelling house situated on the north side of Brantingham Road in the Chorlton ward. The property has an original single storey outrigger at the rear, gardens at the front and rear, off-road parking and access along the west side between front and rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located within an estate of similar family housing between Whalley Range and Chorlton District Centre.

Description of development

Erection of single storey rear extension to provide additional living accommodation.

The proposal seeks to retain the outrigger and extend to the common boundary with the adjoining semi, No.252 to create an enlarged kitchen/dining room.

Consultations & Notification Responses

Neighbour notifications – A total of 4no. residents were notified of the proposal. No comments were received.

FRM comments

The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface

water drainage system pursuant to policy EN17 of the Core Strategy. An Informative is recommended.

Issues

The key issues in this application are the impacts on residential and visual amenity. These are considered within the following planning regulatory framework policies:

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, however, the following policies are material to the application:

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 SP1 - Spatial Principles

Policy DM1 - Development Management

Policy EN17 – Flood Risk

The National Planning Policy Framework (NPPF 2021), in particular:

Chapter 12 - Achieving well-designed places

For reasons to be outlined below, the proposal is considered to accord with the above planning regulatory framework.

Residential amenity

The proposal is for a modestly scaled single storey rear extension which infills the gap to the left of an original outrigger.

The footprint of the extension has a depth of 3.25 metres and a width of 3.7 metres. It extends 995mm beyond that of the outrigger which is to be incorporated to create an extended kitchen/dining room and is within saved UDP policy guidelines for rear extensions.

A tall and narrow fixed window on the side of the extension is proposed. This would face the intervening fence with No.256 with a gap of 5 metres between, and the blank side wall of a rear extension beyond the fence at this property. As such, no new overlooking opportunities would be created. At the rear, bi-fold doors are proposed which overlook the garden.

The adjoining property, No.252 recently received permission for a 4.1-metre deep single storey wraparound extension (Ref: 129165/FH/2021) which would project slightly beyond the rear elevation of the extension in this application. The relationship between the two rear elevations together with the north-facing orientation, would therefore be compatible with no risk of the extension appearing overbearing or overshadowing the adjoining property.

The impacts on both neighbours is therefore acceptable.

Visual amenity

The proposal is of a typical domestically scaled rear extension that is common in the local neighbourhood. It has a simple rectangular footprint with a height to eaves of 2.35 metres and is 3.5 metres to a sloping monopitch roof. 3no. Velux rooflights are proposed on the matching tile roof and facing brick work is to match the existing. A condition is appended for materials to match.

The uPVC bi-fold doors help to relieve the mass of brickwork on the rear elevation whilst permitting maximum light and ventilation into the kitchen/dining room space.

No element of the rear extension would be visible from the public footpath; the extension is however acceptable and in keeping with the character of extensions at the rear seen locally.



As such, the proposal accords with saved UDP policy DC1 and with the general principles set out in Core Strategy policies SP1 and DM1 and with the NPPF.

Parking / Bin storage

Parking and bin storage are unaffected by the proposal.

Flood Risk

The application site lies within Flood Risk Zone 2 on account of an underground culvert of Longford Brook/Nico Ditch approximately 35 metres to the south. A Flood Risk Assessment was submitted with the application which requires that flood mitigation measures are implemented. The application has been assessed by the Flood Risk Management team who recommend that development proceeds in accordance with the FRA.

Furthermore, drainage design and construction is expected to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system in accordance with Core Strategy policy EN17. The FRM team also recommend that the applicant signs up to receive EA flood warnings.

Lastly, and due to the presence of the culvert, the FRM team advise that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

These recommendations are appended as Informatives at the end of this report.

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. There were no issues of concern raised during the notification or assessment period in this case and the application has been determined in a timely manner.

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 drawings and documents below received on the 1st of November 2021 or as stated:

Application form

Existing Plans and Elevations, including Location Plan (Ref: BR-01 A) received on the 8th of November 2021

Proposed Plans and Elevations (Ref: BR-02 C) received on the 8th of November 2021

Flood Risk Assessment received on the 8th of November 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 specified on the submitted application form and drawings, including brickwork and render to match the existing dwellinghouse.

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.

Informatives

As the proposed development is within Flood Zone 2, flood mitigation measures should be implemented in accordance with submitted Flood Risk Assessment dated 05.11.21. In addition, it is recommended that the applicant signs up to receive EA flood warnings.

MCC records highlight that the underground Longford Brook/Nico Ditch culvert is located within close proximity to the site (approximately 35m to the South of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

195 Manley Road, Manchester, M21 0GY
252 Brantingham Road, Manchester, M21 0QZ
256 Brantingham Road, Manchester, M21 0QZ
193 Manley Road, Manchester, M21 0GY

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH