

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133067/FH/2022

Date registered valid: 4 March 2022

Proposal: Erection single storey side and rear extension and single storey outbuilding to rear, to provide additional living accommodation.

Address: 164 Brantingham Road, Manchester, M21 0TS

Ward(s): Chorlton Park Ward

Applicant: Mrs Anjum Adam, 164 Brantingham Road, Manchester, M21 0TS

Agent (if any): Mr Talat Zeria, HSH Engineering Design Service, 428 Cheetham Hill Road, Cheetham, Manchester, M8 9LE

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

Recommendation: Approve

Date of recommendation: 28 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 April 2022

Standard consultations: Printed: 11 March 2022 Expired: 1 April 2022

Neighbour notifications: Printed: 11 March 2022 Expired: 1 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 semi-detached C3 dwellinghouse of red brick with a hipped roof, bay windows and single storey rear outrigger. The plot includes a driveway to the front, carport to the side and garden to the rear, containing an outbuilding.

Description of area

Brantingham Road is a residential street running parallel to (north of) Wilbraham Road in Chorlton. It is characterised by similar interwar family dwellinghouses with gardens and benefits from its proximity to Chorlton District Centre and two metrolink stations.

Description of development

The applicant is seeking permission to build a single storey side and rear extension and single storey outbuilding within the rear garden, to provide additional living accommodation, following the demolition of the original outrigger, carport and existing outbuilding.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

MCC Flood Risk Management – Originally FRM objected to the proposal due to its location over a suspected culvert beneath the rear garden and the lack of a flood risk assessment. Following negotiations, an acceptable FRA was submitted and an informative has been attached regarding the culvert.

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 side and rear extension and rear outbuilding 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, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey extension would be sited at the side and rear, replacing the original outrigger. It would project 5m to the rear and 1.25m to the side, with a flat roof height of 3m and a maximum height of 3.5m at the side and 3.35m at the rear. It would be sited 0.2m from the party wall shared with No.166 and 0.65m from No.162. The rearward projection exceeds the limit stipulated within policy DC1 (of 3.65m), however, as both the rear and side elements could be built under permitted development, if built separately and without received objections, and due to the large garden, low roof and pattern of local development, 5m is accepted in this case. The outbuilding would sit in the same position as the existing dated outbuilding, with similar dimensions. It would have a depth of 5m along the boundary shared with No.162, with a flat roof height of 3.1m. Due to its height over 2.5m within 2m of a boundary it requires permission, but given its similarity to the existing structure, it is considered acceptable. The site is located within flood zone 2, therefore FFL have been set at 0.4m for the extension and 0.5m for the outbuilding, which is appropriate. The siting, scale and massing of the proposals is considered acceptable, pursuant to policies DM1 and SP1.

Appearance and visual amenity – The extension would be built of brickwork and uPVC to match the existing dwellinghouse, which has been conditioned. The flat roof would contain a large glazed lantern at the rear and beneath this would sit a kitchen window and a set of bi-fold doors opening onto the garden and a small window, whilst the side elevation facing No.162 would contain a bathroom window and cloakroom window and the front would feature a mono-pitched parapet above a small window. The outbuilding would feature a flat roof, windows on the side (facing the house) and a set of patio doors facing into the garden with a set of steps. The proposals are standard in design and would be in-keeping with the residential extensions in the area. The only element visible from the highway would be the front elevation of the side extension, which is small in scale and to be constructed of matching materials, therefore it is not considered to form a prominent feature within the street scene and the character of the area should not be harmed by the works, particularly given the precedent in the locality for house

extensions. Therefore the appearance is acceptable and its impact upon visual amenity is considered minor.

Residential amenity – These rear gardens face north and therefore the rear windows of these properties do not benefit from much direct sunlight as existing, particularly at ground floor. The gardens are long, at approx. 30m deep, therefore although the proposals may cause some overshadowing of neighbouring plots early in the morning or late in the evening, large portions of the neighbouring gardens will still receive plenty of sunlight throughout the day. The outbuilding would occupy the same position as existing, adjacent to No162's shed, hence this is not considered to cause disamenity to neighbouring occupiers. The only glazing proposed for a side elevation are two small windows facing No.162, one of which would be obscurely glazed and the other for a non-habitable room which would face a blank area of No.162's gable, therefore privacy is not deemed an issue. In addition to this, no objections were received from the local residents notified of the development, nor any other party.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF, did not receive any objections and is not thought to cause undue harm to the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is deemed acceptable and may commence in accordance with 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 drawing numbered '03', stamped as received by the City Council as Local Planning Authority with the application form on the 28th February 2022, and the revised drawings numbered '04A' and '05A' stamped as received by the City Council as Local Planning Authority on the 4th March 2022, as well as the Flood Risk Assessment 'v1.0 050422' stamped as received by the City Council as Local Planning Authority on the 7th April 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 and outbuilding hereby permitted shall match those of the existing house, as stated on the application form.

Reason - To ensure the appearance of the dwellinghouse is not adversely affected by the materials to be used in the construction of the outbuilding, 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.

4) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 164 Brantingham Road, M21 0TS.

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.

Informative(s)

The applicant should design and construct 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. We recommend considering green SuDS components to mitigate for any loss of permeable area.

MCC records highlight that the underground Longford Brook is located within close proximity to the site (approximately onsite), 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

111 Manley Road, Manchester, M16 8WE

162 Brantingham Road, Manchester, M21 0TS
109 Manley Road, Manchester, M16 8WE
107 Manley Road, Manchester, M16 8WE
193 Brantingham Road, Manchester, M21 0TT
191 Brantingham Road, Manchester, M21 0TT
189 Brantingham Road, Manchester, M21 0TT
166 Brantingham Road, Manchester, M21 0TS

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