

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130548/FH/2021
Date registered valid: 8 June 2021
Proposal: Erection of part single, part two storey side and rear extensions, together with front porch, to form additional living accommodation.
Address: 6 Brooklands Road, Crumpsall, Manchester, M8 4JJ
Ward(s): Crumpsall Ward
Applicant: Mr Yitschok Itzinger, 6 Brooklands Road, Manchester, M8 4JJ
Agent (if any): Mr David Bitan, Debtal Architecture Ltd, 72 Bury New Road, M25 0JU
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 6 April 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 July 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 22 June 2021 Expired: 13 July 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

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 gable end roof and an existing 5.5m rear conservatory. The plot includes a front garden, driveway to the side and large rear garden, the latter of which contains an outbuilding along the eastern boundary.

Description of area

Brooklands Road is residential in nature and joins Middleton Road within Crumpsall. The area is characterised by a diverse mixture of house types and styles, ranging from Edwardian semis to modern flats. The area benefits from its proximity to Heaton Park and Bowker Vale metrolink stop.

Description of development

The applicant is seeking permission to erect a part single part two storey side and rear extension along with front porch, in order to create additional living accommodation for a large family.

Consultations & Notification Responses

Local residents, as per appendix 1 – Two letters of objection were received in relation to the original scheme:

Objector 1 – 1st notification:

I write to object to the above planning application for the following reasons:

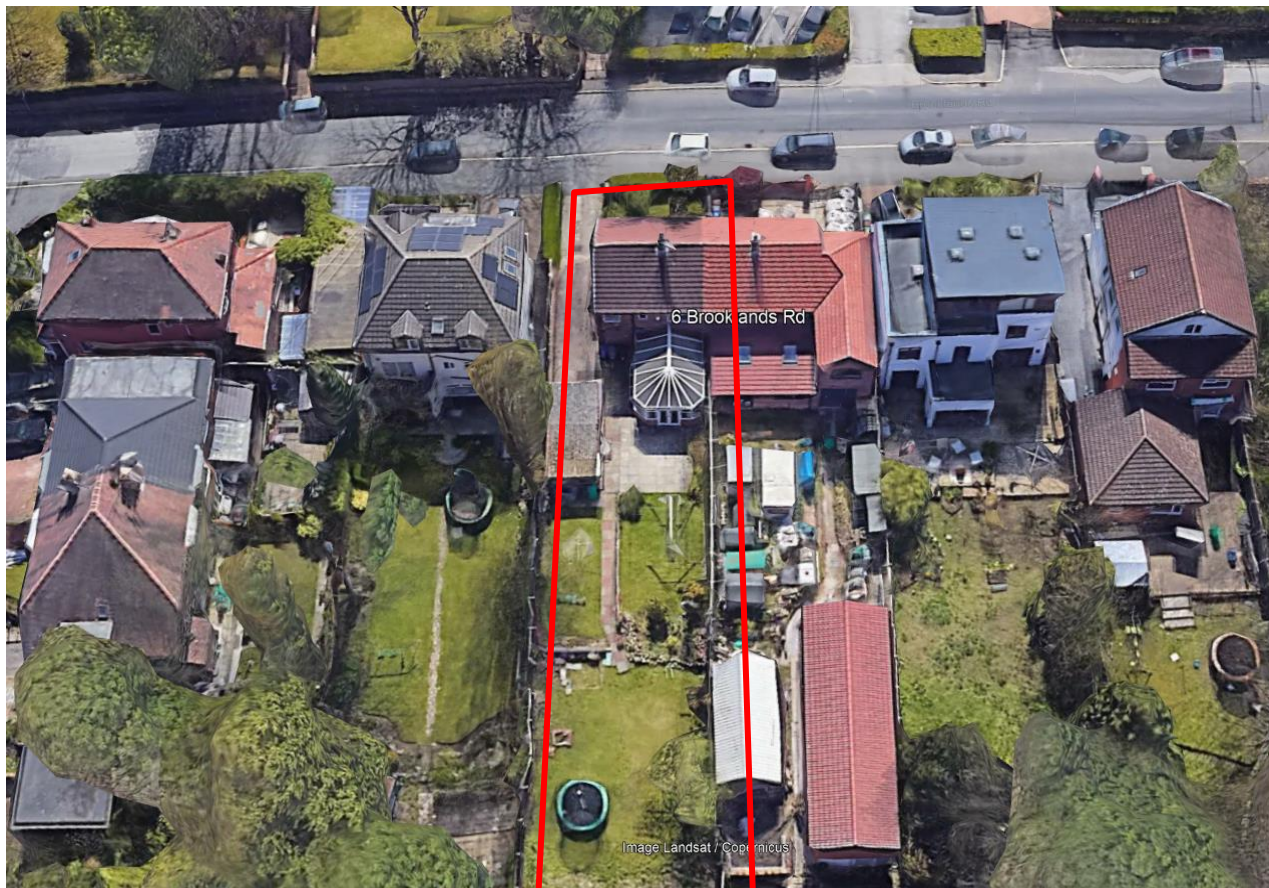
1. Daylight: Owing to the northerly aspect of the rear of my property, most if not all daylight will be blocked by the rear extension.
2. Overshadowing: The size of the extension to the rear will completely overshadow my property for the majority of the day. We have two Velux roof mounted windows for natural light in the kitchen dining room extension which will be totally overshadowed for the majority of the day along with the bedroom upstairs.
3. Sunlight: Most sunlight to the kitchen and rear bedroom will be blocked by the overshadowing magnitude of the 6.3m rear extension.
4. Privacy: Currently there is only one rear bedroom overlooking the rear, there will be 3 bedrooms now overlooking my property therefore leading to a significant reduction in privacy at my property.
5. Saleability: I feel that the design and magnitude of the proposed plans would seriously affect the future saleability of my property.
6. Means of access: If the front elevation is granted then a 6-bedroom house will only have one off road parking space on the remaining driveway and no further access to the land at the rear of the property. The porch and side extension will also cover a 5-way manhole chamber shared by properties Numbers 4-12 Brooklands Road, for sewerage and surface water drainage with rights of access.
7. Planning policy: I was forced to effect changes determined by the planning department, such as the side extension had to be setback by two metres, negotiated to one metre and no less. The side roof elevation also had to be stepped back and down, hipped roof, as not to give the appearance of terracing. This is not taken into account on the above application.
8. Noise and Disturbance: The above application is to build a bathroom to the adjoining wall to one of the master bedrooms of my property. We ask can this be relocated as not to create a noise disturbance if planning permission were to be granted with conditions.
9. Boundary line: My previous planning applications had to show that I was 6 inches from the boundary line where required to build as near to the boundary.. The outer edge of the fence is the boundary line of 6 Brooklands Road. Under the current design proposal, how is the building to be maintained? There is not enough access to maintain without entering my property. There is no detail on rainwater routing and drainage from the roof adjacent to the rear of my property.

Objector 2 – 1st notification:

I'm concerned that the proposed plans will significantly reduce the light coming into my property. The side extension will block light coming into my kitchen. The rear extension will block light coming into my kitchen also and possibly my living room as well as another room on the ground floor. I'm concerned that the impact on sunlight will affect my mental health as well as my family's.

2nd notification – Both objector 1 and 2 submitted objections in relation to the 2nd neighbour consultation, for the revised scheme, and raised the same points as before.

Neighbourhood Services (arboriculture) – Stated the monkey puzzle would not be TPO-worthy and accepted the use of ProtectaWeb for the bin base and path.



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 some 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 DM 1 - 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 two storey side and rear extension with front porch, to provide additional living space for a family dwellinghouse, is acceptable, as policy DC1.1 mentions enabling people to adapt their homes to meet changing household needs. Notwithstanding this, consideration must be given to the proposal's siting, scale, massing, design and its impact upon both visual and residential amenity.

Siting, scale and massing – To the front the porch would project 1.37m forwards of the principal elevation, with a width of 3.1m, a maximum height of 3.8m and a resulting footprint of 4.25m². The two storey side extension would occupy the east side elevation, projecting 2.77m to the side and 4m beyond the rear with a 1m setback at first floor from the principal elevation and a gap to the shared boundary of 0.66m. The small ground floor side element would project 1.37m forward (flush with the porch), with a maximum height of 3.5m, whilst the first floor would feature eaves to match existing and a ridge set 0.2m lower than existing. The two storey rear element would project 6m to the rear at ground floor and 4m at first floor, with a smaller 1.8m deep, 2.3m wide projection within 0.5m of the party wall. The ground floor would be sited close to the shared boundaries, with a flat roof height of 3m, whilst the first floor would have eaves to match existing with a ridge set 0.4m lower than existing. This element would join the historic flat roofed outbuilding sited along the eastern boundary, forming an externally accessed store.

The side extension would have a smaller width than the recent extension to the adjoining No.8 (117895/FH/2017) but the same 1m setback, which would re-balance the semi. The property to the east, No.4, is a larger, taller, detached dwellinghouse, which features a much smaller gap to the boundary (1.5m) therefore the development gap between the properties cannot be shared equally, as built. Due to the setback, reduced ridge height, staggered building line and difference in materials/style, the proposed works would not result in a terracing effect. Though the rear projection exceeds the limit stipulated within policy DC1 (of 3.65m), the 4m first floor projection would be sited 2.8m away from the party wall shared with No.8 and 0.84m from the boundary shared with No.4. However, No.4's rear elevation is set approx. 3.5m further north than No.6, therefore the extension would project just 0.5m beyond this. At ground floor the 6m projection would project beyond No.8's rear by 1.5m (0.5m beyond the existing conservatory) and No.4 by 2.5m, which is not deemed excessive, particularly given the size of these large gardens (11m+ in width and 40m+ in length) and considering what can be built under Permitted Development at single storey. The large garden can easily accommodate the works and the 45 degree line shown on the floorplans illustrates that the first floor rear would not unduly impact the outlook of neighbouring occupiers nor form an overbearing feature. The width of the side (less than half the width of the original property), set down ridges and setback from the frontage ensure a subservient appearance. The original submission was considered to unduly harm neighbours' residential amenity and the character of the property. Therefore extensive negotiations took place to reduce the depth of the excessive ground floor rear, move the massing of the first floor rear away from the party wall, reduce the height of the side extension and introduce a setback, along with amendments to the parking and refuse storage. The revised scheme is considered acceptable in terms of siting, scale and massing, pursuant to policies DM1 and SP1.

Design, appearance and visual amenity – The extension(s) would have a traditional appearance, in keeping with the dwellinghouse and surrounding area. It would be constructed from red brickwork, concrete roof tiles and white uPVC windows to match the existing building and this has been conditioned. The first floor side element would feature a gable end roof with a pitch to match existing, whilst the rear would feature two hipped roofs. The extensions would feature first and ground floor windows to the front and rear elevation to match existing, with just a single obscure glazed bathroom window to the side at ground floor. The porch would feature a dual-pitched roof with glazed gable as well as glazed panels to either side of the door. Many properties in this residential area of Crumpsall already feature two storey extensions, for growing families, hence the character of the area is not considered to be further affected by this proposal, as a precedent has long been set here. The street scene of Brooklands Road is varied and the properties along this stretch, No's 4, 8, 10 and 12 are currently much larger than the application site. The extensions would be in-keeping with the style of the house and the scale of similar nearby works, therefore the proposal is considered to be acceptable in terms of its appearance and impacts upon visual amenity.

Residential amenity – Although the side and rear extension is considered large, it is not considered to form an unduly overbearing feature as viewed from either neighbouring plot given the gap between the first floors of the proposal and neighbouring properties. These properties have 40m+ deep, north-facing rear gardens therefore the only noticeable loss of sunlight would be to No.4's ground floor kitchen window on their side elevation, which is not deemed significant given this is not the sole window for this room. The adjoining neighbour to the west, No.8, features a 4.5m ground floor rear along the shared boundary and its own 4m two storey side and rear, hence this proposal is not considered to unduly impact these neighbours. The only side-facing window is for a ground floor bathroom and this has been conditioned to be obscurely glazed. Due to the distance to adjacent properties' first floors, neighbours' outlook is not deemed unduly impacted.

Objections were received from two local residents which raised concerns relating to overshadowing, overlooking and overbearing impacts resulting from the proposed extensions. Since these were received the proposal has been reduced in scale. Concerns were raised over a lack of parking, though 1 space has been retained, and loss of privacy due to rear-facing bedroom window, which would give the same degree of overlooking as the existing bedroom windows, as built. Other issues raised include; the loss of access to a manhole (shared by 5 properties on this street) however the agent stated that new access would be agreed with UU; noise disturbance from having a bathroom sited adjacent to a bedroom next-door (the internal layout is not a planning matter in this case) and the perceived devaluation of objector's property, which again is not a material planning consideration. Although 2 objections were received from local residents, several significant changes have been made since and the revised scheme is not considered to cause undue harm to neighbouring occupiers. A 2nd neighbour consultation took place following the submission of the revised scheme and to this one letter of objection was received from the first objector to the original drawings, which re-iterated the same issues, however it is the City Council's view that the amended plans have adequately addressed the concern. Therefore, on balance, the revised proposal is considered acceptable in terms of impacts upon residential amenity.

Parking and refuse storage – Regarding off-street parking provision, the existing area of hardstanding to the side of the front garden will be reduced in size to make way for the extension, however it will retain a space 2.4m in width and 4.8m in depth in order to comfortably accommodate 1 car, which is adequate for a single family dwellinghouse. There would be a 0.6m gap through the ground floor of the side extension, therefore details of a bin store have been provided to the west of the plot, which would allow refuse to be stored at the front whilst out of sight, pursuant to policy DM1. Due to the location of a monkey puzzle tree at the front, the agent has proposed a ProtectaWeb base and path to allow the safe transportation of bins over the roots of the tree. An MCC arborist confirmed that this would be an acceptable solution.

Conclusion – The proposal broadly accords with the policies contained within the Core Strategy and NPPF, and although the initial design received 2 objections from local residents, the revised scheme addressed our concerns and is not considered to cause undue harm to the character of the property or visual amenity of the street scene nor cause undue harm to the residential amenity currently enjoyed by surrounding occupiers, therefore the development may take place 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent in order to reach a satisfactory solution.

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 revised drawings numbered '003.6' and '001.1', stamped as received by the City Council as Local Planning Authority on the 1st and 2nd March 2022 respectively.

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 extensions hereby permitted shall match those of the main dwellinghouse in type, size, colour and texture, as stated on the submitted 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) Prior to occupation of the extensions hereby permitted, the bin store and ProtectaWeb path shown on drawings '001.1' and '003.6' shall be implemented and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no extensions shall be erected under Part 1, Classes: A (extensions) and B (roofs) of the Order without the prior written express consent of the City Council as Local Planning Authority.

Reason - In the interests of residential amenity and to safeguard the character of the area, pursuant to policies DM1 and SP1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

4 Brooklands Road, Crumpsall, Manchester, M8 4JJ
8 Brooklands Road, Crumpsall, Manchester, M8 4JJ
Hilltop Court, Middleton Road, Manchester, M8 6JH
40 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
33 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
31 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
28 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
26 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
11 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
8 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
6 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
2 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
Flat 15, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 12, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 10, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 8, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 5, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 3, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 1, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
3 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
39 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
38 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
37 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
36 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
35 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
34 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
32 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
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13 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
12 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
10 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
9 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
7 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
Flat 24, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
5 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
4 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
1 Tarnside House, 2 Counthill Drive, Manchester, M8 4JP
Flat 23, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 22, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 21, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 20, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 19, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
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Flat 14, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 13, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 11, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 9, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 7, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 6, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 4, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 2, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
6 Sharnbrook Walk, Manchester, M8 4JW
4 Sharnbrook Walk, Manchester, M8 4JW
2 Sharnbrook Walk, Manchester, M8 4JW

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1