

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132175/FH/2021

Date registered valid: 9 November 2021

Proposal: Erection of a single storey rear extension and alteration to roof of existing part rear single storey extension.

Address: 67 Broadhill Road, Manchester, M19 1AR

Ward(s): Burnage Ward

Applicant: Nazir Ahmed, Wilbraham Road, Manchester, M21 0UZ

Agent (if any): Hassan Sherazi, Skribbld Piccadilly Business Centre, Manchester, M12 6AE

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20th January 2022

Application details

Type of application:	Full Householder Application
Development type:	Householder
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 16 November 2021 Expired: 7 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 two storey semi-detached property located on Broadhill Road in the Burnage ward area of Manchester. The property has undergone enlargements in the past. A single storey extension is present on the rear. There is a detached garage to the rear. Boundary treatment is a low brick wall to the front with timber fencing to the rear.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning consent for the erection of a single storey rear extension and alteration to roof of existing part rear single storey extension.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There have been three previous applications relating to this site as follows:

Planning reference number: 128885/FH/2020 - for the erection of a single storey rear extension to provide additional living accommodation. This application was withdrawn on the 04.03.2021

Planning reference number: 130067/FH/2021 - for the erection of a single storey rear extension to provide additional living accommodation. This application was Refused on 12.07.2021

Planning reference number: 130340/PDE/2021 This application was Returned

Residential Amenity

The applicant is seeking to extend the property by erecting a single storey rear extension to form additional living accommodation.

The property has an existing single storey rear extension which projects approximately 6.3 metres extending partway across the rear wall retaining a gap to the boundary with the adjoining semi-detached property no. 65 Broadhill Road.

The proposal involves the infilling of the space between the existing extension and the shared boundary with No.65 Broadhill Road measuring 4.5 metres in length. The height would be 3.0 metres with the addition of a roof lantern to a total height of 4.0 metres. The roof would be flat following through with the existing flat roof projection on the rear. A window and door are proposed on the side elevation facing no. 69 Broadhill Road which is being carried out under permitted development. A window and Bi folding doors are proposed on the rear. No windows are proposed on the side elevation facing no. 65.

Although the projection exceeds what is normally allowed at 3.65m, the proposed development benefits the needs of a disabled user residing at the property and therefore the extension has been designed with this aspect in mind to provide sufficient space for an additional bedroom and bathroom and in this instance the proposal is considered acceptable.

The proposal is therefore considered to comply with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house. The size and footprint of the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be an acceptable addition to the property and in terms of the proposed materials it is intended to use matching materials as specified in the application form.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Waste management

Not affected by this proposal

Parking

Parking is unaffected by this proposal as off road parking would be available on the front drive.

Conclusion

The Council makes provision for people to extend their homes through saved policies of the UDP, including where adaptations must be provided to enable people with disabilities to remain in their

own home, or to receive care from family members whilst living semi-independently. and therefore it is considered that the proposal complies with Council saved policies DC1 of the Unitary Development Plan and policies DM1, SP1 and EN1 of the Core Strategy.

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

Positive and proactive working - 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.

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:

Received on 12th January 2022 numbered P. EL.001 Proposed Elevations

Received on 12th January 2022 numbered P. PL.001 Proposed Plans

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 hereby permitted shall match those as specified on the application form in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

7 Hyde Fold Close, Manchester, M19 1EB

9 Hyde Fold Close, Manchester, M19 1EB

69 Broadhill Road, Manchester, M19 1AR

65 Broadhill Road, Manchester, M19 1AR

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH