

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 132260/FH/2021  
**Date registered valid:** 19 November 2021  
**Proposal:** Erection of three storey side extension and screened roof terrace to provide additional living accommodation  
**Address:** 17 Brundretts Road, Manchester, M21 9DA  
**Ward(s):** Chorlton Park Ward  
**Applicant:** Mr and Mrs Mason, 17 Brundretts Road, Manchester, M21 9DA  
**Agent (if any):** Mrs Paula Butterfield Groves, Butterfield Architecture Ltd, 102 Roseneath Road, Manchester, M41 5AZ  
**Case officer:** Linda Marciniak  
Tel: 0161 234 4636  
Email: [linda.marciniak@manchester.gov.uk](mailto:linda.marciniak@manchester.gov.uk)  
**Recommendation:** Approve  
**Date of recommendation:** 13 January 2022



## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 13.01.2022

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 23 November 2021

Expired: 14 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 3-storey orange brick Victorian end of terrace dwelling house situated on the eastern side of Brundretts Road in the Chorlton Park ward. Parking and bin storage are to the side. Further parking is available on street.

The site has previously been extended with a second floor rear extension with balcony, single-storey side and rear extension with basement and lightwell, raised rear terrace and lightwell to front of property together with elevational alterations in 2013 (Ref: 102487/FH/2013/S1) which was subsequently amended to allow elevational alterations and clear glazing to first floor rear window (Ref: 106065/JO/2014/S1).

Materials used in the extensions are primarily white render and glass consistent with their contemporary design language.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

The site is within a residential area of a similar Victorian housing typology and situated 103 metres south east of the main Chorlton District Centre.

## **Description of development**

Erection of three storey side extension and screened roof terrace to provide additional living accommodation.

The applicant wishes to create separate safe spaces in her home and external areas as she has 4no. children, two of whom have disabilities and require space that they can retreat to or play in without conflicting with the needs of the other two children.

## **Consultations & Notification Responses**

A total of 8.no neighbours were notified of the application. No objections were received but one neighbour sought assurances about the protection of privacy arising from any future alterations to the proposed first floor brick privacy screen around the terrace as set out below:

We are writing to comment on the above planning application and in particular the proposed screen roof terrace surrounding wall.

Please can you confirm that the proposed 2 metre wall would require planning permission to have the height reduced at any time in the future. We are asking as adjacent neighbours at number 19 Brundretts Road. We would object in the strongest terms if the height was reduced because our garden would be overlooked.

*NB: The Council responded to this occupier outlining the measures available to ensure privacy is maintained.*

## **Policy**

The following policies are material to the consideration of this application.

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

Saved policy DC1 for 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

Policy EN19 - Waste Management

## **Issues**

### **Principle**

The application is for modest extensions and alterations to a previously extended residential property in a residential area. The principle of the proposal is acceptable as set out in the above policy framework, subject to satisfactory compliance with issues that are material to the application. These are the impacts on residential and visual amenity, parking and bin storage.

### **Residential amenity**

#### *2-storey side extension*

The 3-storey plus basement side extension would be sited on the south elevation of the property parallel to the gable end of No.19. This property is an end of terrace in an adjacent block with a building line behind that of the site and a lower roof ridge. A single tall window at ground floor to the lounge is proposed on the side of the extension. This would face the blank gable at No.19 thus there is no risk that the extension will be perceived as overbearing, will overshadow or overlook this property.

#### *First floor rear roof terrace*

The flat roof of the existing single storey rear extension is proposed to be modified to enable this space to be used as a roof terrace. To ensure the privacy of the applicants and

neighbouring occupiers, a 2-metre high decorative brick screen x 6.2 metres deep is proposed to enclose this space.

This takes the form of solid brick with an open fretwork detail 1.4-metres up from the floor level to the top. It is proposed to be interplanted to soften the overall effect and which will afford additional screening of this partially open section of the screen.



The terrace area will be screened on the north side by the outrigger and there is a gap to the nearest first floor bedroom window at No.19 of 4.24-metres. Facing the site to the rear is the gable of No.10 Silverwood Avenue which has 2no. small gable windows 12-metres from the edge of the terrace area.

The effect of the solid brick and the gap to the bedroom window of No.19 and distance to No.10 will offer adequate mitigation against noise nuisance whilst the overall effect of the screen will be perceived as private. As the terrace would not be acceptable in this context without the screen, a condition is appended to ensure that it remains in situ at this height and with no alterations permitted without the prior written approval of the Local Planning Authority, in the interests of residential amenity.

### **Visual amenity**

#### *3-storey side extension*

The 3-storey side extension has a width off the original gable of 1.3-metres. It is sited 4.3-metres back off the front elevation and 2.3-metres below the original ridge. This enables it to

appear subservient and avoid creation of a street wall with No.19, thus maintaining the clear separation between the two blocks of terraces.

The extension is of a slim contemporary design with a flat roof that responds to the existing extensions. It is appropriately distinguished from the historic dwelling to be entirely legible as a modern addition. This is given emphasis by the simple vertical proportions, flat roof and modern black zinc and white render materials. The black zinc cladding and windows on the front elevation further diminishes the appearance of the extension on the gable whilst the 3no. slim vertical windows will help to relieve the mass of built form.

The materials are acceptable in this instance and respond to the dark stained timber fascia above the first-floor front window, dark slate dormer cheeks and black painted timber bracing to the dormer which ties the historic building and extension together.



In terms of the height and relationship of the roof height to the horizontal features of the building, the extension responds to the internal constraints created by the floor to ceiling heights of the third floor. To ensure that the extension is subservient and to get a useable and Building Regs compliant internal head height, the flat roof is therefore sited at the header level of the existing second floor window on the gable. This corresponds with the ridge height of the adjoining terrace to the south and the terrace further north and so is visually bookended by them. Given the narrow width of the street, height of the building and set back of the extension off the front elevation, this difference will be relatively imperceptible within the street scene.

A rear roof slope chimney is proposed to be removed to facilitate the build of the side extension. There are no visual amenity implications for the rhythm and appearance of the property arising from this as the rear chimney makes a relatively limited contribution to the overall attractiveness of the property. The front chimney which is to be retained has much more prominence and shared symmetry with the other properties in the terrace.

Based on the above, the proposal is considered to accord with the saved policy DC1 of the Manchester UDP and policies SP1 and DM1 of the Manchester Core Strategy.

### **Parking and Bin storage**

Parking and bin storage are not affected by the proposal. The driveway at the front/side is not wide enough to permit a car to be parked beyond the front elevation and development is set back 4 metres so that bins can continue to be stored at the side behind any parked cars.

### **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**

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to the conditions below and for the reasons outlined in the delegated report. The application was notified by letter to 8no. neighbouring occupiers. Comments were received regarding the privacy screening which has been taken into consideration in the determination of the application and conditions applied to the decision notice.

### **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 the 19th of November 2021 or as stated:

Application Form

Location Plan Ref: PL EX 000 REV 01

Existing Site Plan Ref: EX 001 REV 01

Existing Plans and Elevations Refs: 2249- PL-EX-100, 101, 102, 200, 201, 202 and 203 REV 01

Proposed Site Plan Ref: PR 001 REV 04

Proposed Plans and Elevations Refs: 2249-PL-PR 100, 101, 102, 200, 201, 202 and 203 REV 04

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on external elevations shall be implemented in accordance with the details as set out in the Householder Application Form and in the approved proposed drawings and visuals as set out in Condition 2 of this Decision Notice.

Reason - In the interests of visual amenity pursuant to policy DM1 of the Manchester Core Strategy and saved UDP policy DC1.

4) Prior to first occupation of the extensions hereby approved, the first floor en-suite WC window on the extended side elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The 2-metre high brick terrace screen as shown in approved drawings: 2249-PL-PR-101 REV 04, 2249-PL-PR-200 REV 04 and 2249-PL-PR-203 REV 04, shall be erected, maintained and retained in situ as approved at all times whilst the first floor terrace is in use or operation and at all times thereafter. Any reduction in height of the terrace screening shall not be undertaken without the prior written approval of the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, to protect the amenity of neighbouring occupiers from overlooking or perceived overlooking pursuant to saved UDP policy DC1.1a and Core Strategy policy DM1.

## **Appendix 1 – List of consultees & neighbours notified**

26 Brundretts Road, Manchester, M21 9DB  
22 Brundretts Road, Manchester, M21 9DB  
20 Brundretts Road, Manchester, M21 9DB  
19 Brundretts Road, Manchester, M21 9DA  
10 Silverwood Avenue, Manchester, M21 8BN  
9 Silverwood Avenue, Manchester, M21 8BN  
15 Brundretts Road, Manchester, M21 9DA  
24 Brundretts Road, Manchester, M21 9DB

## **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 (Less) -  
Area Team Boundary - Name: SOUTH