MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131291/FH/2021
Date registered valid:	9 August 2021
Proposal:	Erection of new porch and juliet balcony to front elevation, installation of spiral staircase to the rear elevation and erection of steel canopy and associated balustrading to the rear balcony area.
Address:	305 Brooklands Road, Manchester, M23 9HE
Ward(s):	Brooklands Ward
Applicant:	Mr Iskander Chaudhry, 305 Brooklands Road, Manchester, M23 9HE
Agent (if any):	Mr Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	1/11/21

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:
Printed: 10 August 2021 Expired: 31 August 2021

Neighbour notifications
Printed: 10 August 2021 Expired: 31 August 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/area

305 Brooklands Road is a 2 storey dwellinghouse with accommodation in the roofspace, sizable gardens to the front and rear, with the rear being occupied by a number of outbuildings. Mature trees are located along the perimeter of the site. There is a single storey extension to the rear, upon which there is a large balcony area. The property is located at the corner of Brooklands Road and Wendover Road.

Listed building: no
Conservation Area: no
Tree Preservation Order: yes

Description of development

The applicant is proposing the following:

- Erection of new porch and juliet balcony to front elevation;
- Installation of spiral staircase to the side elevation to provide access to the existing balcony;
- Erection of steel canopy and glass balustrading to the rear balcony area.

Consultations & Notification Responses

Local Residents – No comments received.

Brooklands Residents Action Group – No comments received.

Policies

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles,* - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment. This is discussed below.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, the most relevant of which are detailed below:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Saved UDP Policy – There are no site-specific policies relating to the application site. However the following city-wide policies are relevant to this proposal: DC1 of the Unitary Development Plan for the City of Manchester.

Issues

Principle of the Proposal – The principle of the development is considered acceptable. Notwithstanding this, consideration must be given to the potential impact upon existing levels of residential and visual amenity.

Design and Siting – The design and siting of the porch, juliet balcony and canopy is considered acceptable.

Residential Amenity – It is not considered that the juliet balcony and spiral staircase would have a detrimental impact upon the existing levels of residential amenity enjoyed by the occupants of the adjoining dwellings.

Privacy – It is not considered that the proposal will have a detrimental impact upon the level of privacy enjoyed by neighbouring residents, particularly those residing at no. 307 Brooklands Road. Notwithstanding this, it is felt prudent to attach a condition requiring the privacy screen to be installed once the canopy over the balcony has been erected.

Visual Amenity – It is not considered that the proposed works would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

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 polices 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 to resolve any matters arising in relation to dealing with the planning 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:

a) Drawing nos. 15/37 01 to 05 and 08, stamped as received on 9 August 2021.
b) Drawing nos. 15/37 06a and 07a, stamped as received on 9 August 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) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The glazed privacy screen and balustrading, shown on drawing nos. 15/37 06a and 07a, shall be installed within one month of the installation of the rear canopy and shall be obscurely glazed (privacy screen only) 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.

Appendix 1 – List of consultees & neighbours notified

Brooklands Residents Action Group

165 Wendover Road, Manchester, M23 9JS

307 Brooklands Road, Brooklands, Manchester, M23 9HE
303 Brooklands Road, Brooklands, Manchester, M23 9HE
156 Wendover Road, Manchester, M23 9JX
154 Wendover Road, Manchester, M23 9JX
167 Wendover Road, Manchester, M23 9JS
306 Brooklands Road, Manchester, M23 9HB
308 Brooklands Road, Manchester, M23 9HB

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) -
Area Team Boundary - Name: SOUTH