MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132349/FH/2021
Date registered valid:	29 November 2021
Proposal:	Erection of a two storey side extension to form additional living accommodation
Address:	11 Millbrook Road, Manchester, M23 2XH
Ward(s):	Baguley Ward
Applicant:	Mr Brian Grant, 11 Millbrook Road, Manchester, M23 2XH
Agent (if any):	Mr Vishal Verma, NU Concepts Ltd, Rutherford House, Warrington Road, Warrington, WA3 6ZH
Case officer:	Constance Phillips Tel: 0161 234 5792 Email: constance.phillips@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21 January 2022**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with previous application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 2 December 2021 Expired: 23 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a modern two storey semi-detached C3 dwellinghouse of buff brick and grey tiles with a front-facing gable, grey brick detailing and single storey front porch. The plot includes a driveway and front and rear gardens.

Description of area

Millbrook Road is residential in nature and features a mixture of house types and ages. The property is part of a small modern estate at the junction of Simonsway and Firbank Road in Baguley, Wythenshawe.

Description of development

The applicant is seeking permission to build a part single part two storey side extension to provide additional living accommodation. Very similar works were approved recently under ref 128873/FH/2020 therefore this application forms a resubmission for several changes in design. These changes are to benefit a disabled resident.

Consultations & Notification Responses

Local residents – No comments.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 part single, part two storey side extension to provide additional living space is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Changes to original approval – The deviations from the original approval include:
- Installation of garage door to front elevation of side extension at ground floor
- A slightly higher ridge for the two storey side extension (12cm)
- Reduced setback at front floor for the side extension, reduced from 2m to 1.5m

Siting, scale and massing – The two storey extension would be sited on the north side of the house, projecting 2.85m to the side, with a depth of 8.2m at ground floor and 6.2m at first floor. The single storey element at the front would have an eaves height of 2.5m and a maximum height of 3.5m, The two storey element would have an eaves height to match existing and a ridge set 0.5m lower than existing. The front elevation would be set back from the principle elevation by 1.5m and set off the side boundary, shared with No.9, by 0.15m. The setback (1.5m at first floor and 1.5m at ground floor front the front door) ensures that the development gap between the two properties can be shared equally without leading to a terracing effect. Originally the proposal was flush with the principal elevation at first floor, with a roofline level with existing and negotiations took place to improve the design, to which the agent satisfied all requests. The extension slightly exceeds half the width of the original house but the lowered roofline ensures a subservient appearance, pursuant to policies DC1, DM1 and SP1. Previously the original approval featured a 2m setback, which was requested due to the lack of a gap to the boundary. The applicant now seeks to reduce this to 1.5m, to ensure enough space remains on the first floor for their 3 children, one of which is disabled and will live at home for many years. Policy DC1.5 states that the Council will consider on their merits exemptions to the rest of the policies, in the case of applications from disabled people who may require particular adaptations to their homes. Consideration must be given to the changing household needs of residents and every case is assessed on its own merits for this reason. In this case the 1.5m setback is, on balance, considered acceptable given the household situation and should not give rise to the terracing effect should the neighbour build similar.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including buff brickwork and grey brick detailing, grey roof tiles and white uPVC windows/doors. The extension features a garage door at ground floor, and a window at first floor in both the front and rear elevations, to match existing, with no windows or doors proposed for the side elevation. The roof would be hipped with a pitch to match existing also. The extension features a 2m setback to ensure a subservient appearance and protect the visual amenity of the house and area. The proposal is to be built of appropriate matching materials and would be in-keeping with the style of the property and estate, hence it is not considered to form an obtrusive feature within the street scene of Millbrook Road nor negatively impact upon the visual amenity of the property or wider area.

Residential amenity – The proposal is not considered to significantly overshadow the neighbouring property to the north, No.9, as the proposal would not project beyond the front or rear elevation and there is only 1 small window (first floor bathroom) within the side elevation of No.9. There are no side facing windows proposed for the development, hence overlooking is also not deemed an issue and no objections have been received from the local residents notified of the development, hence the proposal is considered acceptable in terms of residential amenity.

Refuse storage and parking – The proposal would not leave a gap to the boundary for transport of refuse bins to the garden, however the agent provided details of a bin store to be sited along the northern boundary, which has been conditioned. The driveway would be retained at the front with space for 1 car, therefore off-street parking provision and the storage of refuse accords with policy DM1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed 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 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 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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 drawings numbered '101', '104 D' and '105 C', stamped as received by the City Council as Local Planning Authority on the 29th November 2021, and drawing '107', stamped as received by the City Council as Local Planning Authority on the 22nd January 2022.

Reason - To ensure 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 hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the submitted application form.

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 extension, 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 bin store shall be installed in accordance with drawing '107', stamped as received by the City Council as Local Planning Authority on the 22nd January 2022. The bin store shall be in place prior to the first occupation of the development and shall thereafter be retained and maintained in situ.

Reason - To ensure an appropriate location for the refuse storage pursuant to policy SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

9 Millbrook Road, Manchester, M23 2XH
13 Millbrook Road, Manchester, M23 2XH
228 Firbank Road, Manchester, M23 2XJ
224 Firbank Road, Manchester, M23 2XJ
226 Firbank Road, Manchester, M23 2XJ

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 15M
Area Team Boundary - Name: SOUTH