

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131966/FH/2021

Date registered valid: 4 November 2021

Proposal: Erection of a single storey side and rear extension to form additional living accommodation following partial demolition of existing rear extension

Address: 41 Brooklawn Drive, Manchester, M20 3GY

Ward(s): Didsbury East Ward

Applicant: Mr Ben Mansell 41 Brooklawn Drive, Manchester, M20 3GY

Agent (if any): Mr Martin Ashworth James Campbell Associates Campbell House, 173 Rochdale Road, Rochdale, OL16 3BN

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 December 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 12 November 2021 Expired: 3 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 red brick, inter-war semi-detached dwelling situated on the western side of Brooklawn Drive in the Didsbury East ward. The property has a red clay tile hipped roof, gardens at the front and rear, an extended rear single storey outrigger, and detached brick garage in the rear garden. Parking is off-road on a front / side driveway and bins are stored at the side.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is within a medium-density suburban estate of similar typology family housing to the east of Wilmslow Road and is west of Fog Lane Park.

Description of development

Erection of a single storey side and rear extension to form additional living accommodation following partial demolition of existing rear extension.

The extension provides a store and utility room to the side and extended kitchen and sitting room to the rear.

Consultations & Notification Responses

A total of 7no. neighbours were notified of the application by letter; no comments were received.

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving

Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are relevant to this application:

Policy DM1 - Development Management

Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF) (June 2019)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Issues

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 UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

Additionally, the allowance for roof additions under Schedule 2, Part 1, Class B of the Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991 and the Town and Country Planning (Development Management Procedure) (England) Order 2015 is taken into consideration for comparison.

Residential Amenity

The application will have an acceptable impact on residential amenity. The store to the side will be sited flush with the front elevation and extends to the boundary with No.43 by 3 metres, and back by 4.8 metres. It has a gable roof to 4 metres, doors to the front and rear and no windows.

Side elevation, No.43



No.43 is to the north with secondary windows beyond the middle of the gable. There will be no loss of amenity due to overlooking as a result of the siting.

In terms of overshadowing, these windows are not into main habitable rooms and, due to their orientation, will be shaded towards the middle of the day onwards by the application dwelling itself with the extensions making little material difference.

At the rear, the extension is sited on the footprint of the extended outrigger

and returns to the boundary with No.39, the adjoining semi to the south. There is presently a recess here which the extension will infill up to a depth of 3 metres. The height to eaves is 2.7 metres and 3.7 to a monopitch sloping roof. The remaining part of the outrigger extending beyond 3 metres will be demolished to square off the rear elevation. Due to the orientation,

height and depth together with a vegetated intervening fence, the impact on the occupier of this property is considered to be negligible.



Part of the rear extension wraps around the northern corner of the rear elevation to key into part of the proposed store at the side. It is sited to leave sufficient clearance for the rear door so that bins can be taken through to the front elevation. This element of the proposal would be sited 1.2 metres off the boundary with No. 43 which retains some of the original gap to the side.

Visual amenity

The proposal is considered to have an acceptable impact on residential amenity. Only the store on the front elevation will be most visible and due to its siting, height and design, will have the appearance of a garage which are flush with the front elevation of some properties in the street scene.

The materials to the store elevations are brick and tile to match the existing, whilst the extended kitchen and sitting room at the side and rear will be finished in a white render. These are typical materials found in domestic extension which will not appear incongruous. A condition is appended for materials to be implemented in accordance with the details as submitted in the interests of visual amenity.

Parking / Bin storage

Parking and bin storage can continue to be taken from within the curtilage of the site. Bins can be stored within or behind the store which will be of benefit to the appearance of the street scene.

Conclusion

Based on the above, the application meets the criteria within saved UDP policy DC1 for residential extensions. A condition is appended at the end of this report for the materials to match, in the interests of visual amenity.

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 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 appropriate conditions and for the reasons outlined in the delegated report. The proposed extensions raised no concerns on public notification and the application has been determined in a timely manner.

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 October 2021 or as stated:

Application Form 19 Oct 2021
Application Form 04 Nov 2021 Question 4 (Amended)
Location Plan
Existing & Proposed Block Plans Ref: 21.2461.5
Proposed Ground Floor Plan Ref: 21.2461.3
Proposed Elevations 21.2461.4
Existing Floor Plans Ref: 21.2461.1
Existing Elevations Ref: 21.2461.2

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 the external surfaces of the extension hereby permitted shall include matching brick elevations for the store, and render as shown on the approved drawings as listed in Condition 2 of this notice.

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 policy DM1 of the adopted Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

9 Roseland Avenue, Manchester, M20 3QY
5 Roseland Avenue, Manchester, M20 3QY
74 Brooklawn Drive, Manchester, M20 3GZ
39 Brooklawn Drive, Manchester, M20 3GY
76 Brooklawn Drive, Manchester, M20 3GZ
7 Roseland Avenue, Manchester, M20 3QY
43 Brooklawn Drive, Manchester, M20 3GY

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) -
Area Team Boundary - Name: SOUTH