MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131687/FH/2021
Date registered valid:	17 October 2021
Proposal:	Erection of a single storey rear extension to form additional living accommodation
Address:	238 Brantingham Road, Manchester, M21 0QZ
Ward(s):	Chorlton Ward
Applicant:	Rachael Hall, 238 Brantingham Road, Manchester, M21 0QZ
Agent (if any):	Mrs Magdalena Haener, Pride Road Architects, 110 Great Stone Road, Manchester, M16 0HD
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**8th December 2021**



Application details

Type of application:	Full Householder Application
Development type:	Householder
Standard consultations:	Printed: 27 October 2021 Expired: 17 November 2021
Neighbour notifications	Printed: 27 October 2021 Expired: 17 November 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 relates to a two storey semi detached property in the Chorlton ward area of Manchester. The property benefits from gardens to the front and rear with off road car parking to the front and access along the side. A single storey rear outrigger is present which appears to be original to the property.



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

Description of area

This is primarily a residential property in character.

Description of development

Erection of a single storey rear extension to form additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. One letter of comments, objections or representations in respect of this application were received. Summary of Comments as follow:

- Concerns about this extension as it would obscure the natural sunlight
- This extension will result in significant loss of light
- Detrimental effect on the climate change due to use of lights
- Adverse effect on health.
- Other properties have submitted planning applications and if one or both are granted this will infringe on loss of privacy and sunlight

MCC Flood Risk Management – no comments received as a result of the proposal.

Policy and Issues

The following policies are relevant to this application:

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions
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 DM1 - Development Management
o Policy SP1 - Spatial 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

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 is one previous planning application relating to this site as follows:

Planning reference number: 129875/PDE/2021 for Prior notification of proposed larger home extension projecting 4m to the rear with a maximum height of 3.9m and a height at eaves of 2.9m, this application was Turned away on 10.05.2021.

Residential Amenity

Objections were raised by a local resident in relation to the proposal providing loss of light, loss of privacy, impact on health and climate change. The property benefits from an existing single storey rear projection. The applicant proposes to build an extension close to the shared boundary

with the adjoining semi detached property 236 Brantingham Road, projecting off the rear of the property by 3.5 metres. The proposal would extend the rear wall of the property projecting beyond the side wall by 825mm retaining a 900mm gap to the shared boundary with no. 240 Brantingham Road.

The roof would be a dual pitch roof with the inclusion of four roof lights. Glazing would comprise large sliding doors with a window on the front elevation.

The City Councils acknowledges the local residents' objection, however the proposed rearward projection complies within the guidance set out with the City Councils Saved Policy DC1 and furthermore, it is considered that the design of roof offers some alleviation of bulk along the boundary. In terms of loss of light, due to the orientation of the application site east of the adjoining semi, there would be no overshadowing in the morning or afternoon although there maybe minimum loss of light last thing in the evening. Therefore, the City Council accept the extension in this location. No windows are proposed on the side elevations of the extension and therefore it is not considered that there would be any overlooking or loss of privacy.

The extension would be visible from the public highway and therefore would feature within the street scene. However, the appearance is considered relates appropriately to the original dwelling and overall will have acceptable impacts on visual amenity. The design of the proposal responds appropriately to the character of the original dwelling.

On this basis, it is considered that no element of the proposal would give rise to undue overshadowing, loss of light or privacy and that the extensions properly relate to saved UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and 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 proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to match existing; Brick and tile as specified in the application form/drawings. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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

Bin storage

On completion of the proposal, the occupiers would continue to enjoy the same level of access to the rear to store and manoeuvre bins, thus there is no loss of amenity space or risk of bins being stored at the front to the detriment of the street scene. The bin storage therefore accords with policy EN19 of the Core Strategy.

Parking

Parking is not affected by the proposed extension. Access to the front driveway is maintained for off street car parking.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal will not give rise to undue overshadowing, overlooking or loss of light or privacy and that the extension relates appropriately to the original dwelling and with adequate arrangements for car parking and bin storage, in accordance with saved policy DC1 of the development plan and policies SP1 and DM1 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 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

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 17th October numbered 3 Rev B Proposed Floor Plan

Received on 17th October numbered 4 Rev C Proposed Elevations

Received on 17th October numbered 5 Rev B Proposed Block plan

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 of the extension hereby permitted shall match those of the existing building 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 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.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

179 Manley Road, Manchester, M21 0GY
267C Brantingham Road, Manchester, M21 0DZ
267D Brantingham Road, Manchester, M21 0DZ
267B Brantingham Road, Manchester, M21 0DZ
240 Brantingham Road, Manchester, M21 0QZ
236 Brantingham Road, Manchester, M21 0QZ
181 Manley Road, Manchester, M21 0GY
177 Manley Road, Manchester, M21 0GY

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