

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133327/FH/2022

Date registered valid: 25 March 2022

Proposal: Erection of a part single/part two storey side and rear extension to form additional living accommodation following the demolition of the existing garage and single storey rear outrigger, Construction on new part single, part two storey side and rear extension

Address: 10 Broughville Drive, Manchester, M20 5WH

Ward(s): Didsbury East Ward

Applicant: Mr B McMahon 10 Broughville Drive, Manchester, M20 5WH

Agent (if any): Mr Simon Miles S R Miles Ltd 28 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 May 2022

Standard consultations:

Printed: 6 April 2022 Expired: 27 April 2022

Neighbour notifications

Printed: 6 April 2022 Expired: 27 April 2022

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 property that is the subject of this householder planning application is a 2 storey brick built semi-detached property identified as 10 Broughville Drive. It is located in the Didsbury East ward of the City. It is a bay-fronted dwelling house of traditional design and construction situated on the northern side of crescent shaped Broughville Drive. There is an attached garage at the side and a single storey outrigger at the rear.



Photograph 1 The application site as viewed from Broughville Drive. Source Case Officer Site Photograph

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties of a similar age, design and footprint to the proposal site. Many of the properties have had the benefit of extensions over time, ranging from single storey side and rear extensions to two storey side extensions.

Description of development

The applicant is seeking planning permission to erect a part single/part two storey side and rear extension to form additional living accommodation following the demolition of the existing garage and single storey rear outrigger, Construction on new part single, part two storey side and rear extension

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Environmental Health – No comments to make on the application.

Issues

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Planning History Summary – There have been no previous application at this address.

The 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 Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

Further consideration will be given as to whether the proposal has any impact on surrounding visual amenity in particular the effect upon the amenity of neighbouring occupiers.

Residential and Visual Amenity – The applicant seeks to extend at the side and rear of the property to provide additional living accommodation.

Taking into consideration the position, design and scale of the proposed extension and its relationship with neighbouring properties (image 1), it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.



Image 1 Proposed Site Layout

The rearward projection of the part single, part two storey, rear element (2.94 metres) is less to the existing outrigger it is considered that the proposal would have a similar relationship as existing, the single storey scale of the proposed extension, the adjoining neighbours single storey extension (photograph 2), the spacing between properties and the extent of the modest rear garden, any impact in term of overdominance or overshadowing is unlikely in this case.



Photograph 2 No. 12 Broughville Drive extension as viewed from the application site. Source Case Officer Site Photograph

In terms of the part single, part two storey side and rear extension, given that the property is on slightly splayed plot where the rear and side of the plot is wider than the front, this allows for a marginally larger gap between neighbouring properties than would normally be afforded to neighbouring semi-detached properties, together with the rearward projection of the proposed extension, the impact of the development is unlikely to cause any concerns with over-dominance or overshadowing. In terms of No. 8 Broughville Drive (photograph 3) there is a structure next to the shared boundary include outbuildings, the impact of the development would largely fall on these structures

Saved policy DC1.4 of the UDP specifically seeks to resist proposal that result in the actual or potential for terracing. On balance it is considered that the proposed development would not, harm the street scene as a result of terracing due the design of the proposal, which includes a lower roof height, the setback from the front elevation of nearly 3 metres and thus would still allow for it to be shared with the neighbour.



Photograph 3 No. 08 Broughville Drive as viewed from the application site

The hipped roof will also be continued to help amalgamate with the design of the original dwelling but also reduce the massing. As with the side extension the impact of the development is unlikely to cause any concerns with over-dominance or overshadowing on the neighbouring properties.

On balance, due to the position, design and size of the proposed extension it is considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

Bin storage – The drawings have been amended to include a bin store at the front of the property. Whilst this isn't an ideal location, the bin store will reduce the visual impact on the street scene.

Parking – The property should still be able to accommodate one vehicle parked off road.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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

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. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application and these concerns have been addressed in amended drawings. Appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

Drawing 22 323 PL200 Revision A received by the City Council as Local Planning Authority, on the 20.05.2022

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 development hereby approved shall be carried out in accordance with the materials as set out in drawings:

Drawing 22 323 PL200 Revision A received by the City Council as Local Planning Authority, on the 20.05.2022

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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

8 Broughville Drive, Manchester, M20 5WH
1 Broughville Drive, Manchester, M20 5WH
485 Parrs Wood Road, Manchester, M20 5QG
483 Parrs Wood Road, Manchester, M20 5QG
5 Broughville Drive, Manchester, M20 5WH
3 Broughville Drive, Manchester, M20 5WH
12 Broughville Drive, Manchester, M20 5WH

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH