

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132994/FH/2022

Date registered valid: 6 April 2022

Proposal: Erection of a two storey side extension, a part single/part two storey rear extension and single storey front extension; erection of a single storey outbuilding, following demolition of existing garage and removal of front boundary wall.

Address: 308 Brantingham Road, Manchester, M21 0QU

Ward(s): Chorlton Ward

Applicant: Mr Ghulam Mustafa, 308 Brantingham Road, Manchester, Manchester, M21 0QU

Agent (if any): Mrs Harriet Greenwood, Create It Studio Architects, Universal Square, Devonshire Street North, Manchester, M12 6JH

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

Recommendation: Approve

Date of recommendation: 8 June 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 May 2022

Standard consultations:

Printed: 12 April 2022 Expired: 3 May 2022

Neighbour notifications

Printed: 12 April 2022 Expired: 3 May 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 application site is a red brick inter-war semi-detached dwelling situated on the north side of Brantingham Road in the Chorlton ward.

The property has a single storey flat roofed outrigger at the rear which has had a lean to roof installed at a later date, front and rear gardens with a detached outbuilding and off-road parking on a paved driveway at the front.

The site is located in close proximity to a small culverted watercourse with the risk of fluvial flooding.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property lies within a residential area characterised by interwar semi detached houses.

Description of development

Erection of a two storey side extension, a part single/part two storey rear extension and single storey front extension; erection of a single storey outbuilding, following demolition of existing garage and removal of front boundary wall.

Consultations & Notification Responses

Local residents/public opinion – One representation was received objecting to the application. Concerns were raised regarding the adequacy of the proposed rainwater attenuation as the rear gardens have flooded twice in the past 18 months and are concerned that situation may be worsened as a result of the proposal. A request was made that the surface water drainage scheme to be clarified and agreed at the planning stage.

The proposal would result in a significant reduction in daylight to a kitchen window, two proposed windows would sit almost on the boundary making them difficult to maintain and would prevent any development at the side of their property.

Flood Risk Management Team - Based on the provided evidence, we recommend no drainage condition for this application. The drainage of the site can be approved and we suggest the following informative to be included within the Decision Notice :

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy. We also request that the applicant should implement the flood resistant and resilient measures as highlighted with the Flood Risk Assessment dated 04/04/2022.

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

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 1.5 metre (following discussions with the case officer), a gap to the shared boundary of just over 0.35 metres and thus would still allow for it to be shared with the neighbouring property.

Concerns were raised with the applicant regarding the windows and set back at first floor and amended drawings have been received that have removed the side windows (which was a concern also raised by the representation) and has set the extension back from the front of the property.

Concerns have also been raised regarding impact into a habitable room in this case the kitchen. The orientation of the properties means that the window may already be compromised by the existing dwellinghouse, secondly it appears that French doors have been fitted to the neighbouring rear outrigger to provide light from the rear garden. Thus, if the proposed extension was built it would not deteriorate the situation to warrant the refusal of the application. The impact of the two-storey rear will be absorbed by the existing outrigger.

The materials and design of the proposed extension will match that of the original dwellinghouse and therefore there are no concerns in terms of its appearance.

The outbuilding would be located at the rear of the garden, with a height of 2.54 metres (flat roof), a width of 7.71 metres and a length of 3.85 metres. The existing outbuilding would have to be demolished as a result of the proposed outbuilding and the siting would moving the massing away from the shared boundary with no.306 and move it along the shared boundary with the property at the rear1 Abbotsford Road.

There are no concerns with the proposed siting or size and massing of the proposed extension.

It is recommended that a condition is attached to ensure that the proposed outbuilding is ancillary to the use of the main dwellinghouse.

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

Bin storage – The drawings show a gap to the shared boundary that will allow access and therefore the storage of bins at the rear of the property.

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

Flood Risk – Whilst the concerns regarding flood risk are noted as the proposal site is located within the Mersey Upper Management Catchment and within the North West river basin district. The proposed development is categorised as ‘more vulnerable’ and the site is located in Flood Zone 2 (medium probability flooding). The applicant has submitted a flood risk assessment which has been reviewed by Flood Risk Management team who have raised no objection to the proposal but have requested an informative which has also been attached to the end of this report regarding surface water management.

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:

A1413(02)001 P6, A1413(02)002 P6, A1413(02)003 P6 and A1413(02)004 P5 received by the Council as Local Planning Authority, on the 07.06.2022

Flood Risk Assessment - 308 Brantingham Road, Manchester M21 0QU Project Ref: QFRA 2150, Version: 1.0, Date: 04/04/2022 received by the Council as Local Planning Authority, on the 06.04.2022.

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 materials to be used on the external surfaces of the extensions hereby permitted shall be similar in appearance to those used during the construction of the original dwellinghouse in type, size, colour and texture.

The outbuilding shall be built in accordance with the materials as set out in drawings:

A1413(02)004 P5 received by the Council as Local Planning Authority, on the 27.05.2022 stamped as received by the City Council as Local Planning Authority.

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 outbuilding as shown on drawing: A1413(02)004 P5 received by the Council as Local Planning Authority, on the 07.06.2022 stamped as received by the City Council as Local Planning Authority. shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 308 Brantingham Road, Manchester, M21 0QU

Reason: To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy. The applicant should implement the flood resistant and resilient measures as highlighted with the Flood Risk Assessment dated 04/04/2022.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

331 Brantingham Road, Manchester, M21 0GU

310 Brantingham Road, Manchester, M21 0QU

1 Abbotsford Road, Manchester, M21 0RJ

306 Brantingham Road, Manchester, M21 0QU

329 Brantingham Road, Manchester, M21 0GU

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) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH