

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129653/FH/2021

Date registered valid: 12 April 2021

Proposal: Erection of a part single /part two storey rear extension, installation of rear dormer extension and first floor side extension following demolition of existing rear extensions to form additional living accommodation, Construction of 2 storey rear extension and first floor side extension., Conversion of loft and garages to habitable accommodation., General refurbishment and replacement of external fittings and finishes to existing building.

Address: 169 Brooklands Road, Manchester, M33 3PD

Ward(s): Brooklands Ward

Applicant: Dr & Dr I & A Ali & Ahmed Inglewood , 169 Brooklands Road, Manchester, M33 3PD

Agent (if any): Mr David Rees Reesarc Ltd 16 Lowland Way , WA16 9AG

Case officer: Janet Lawless
Tel: 0161 234 4535
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Recommendation: Approve

Date of recommendation: 10 June 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 21 April 2021 Expired: 12 May 2021

Neighbour notifications

Printed: 21 April 2021 Expired: 12 May 2021

Site notice

Posted: 27 April 2021 Expired: 18 May 2021

Press advert

Published: 27 April 2021 Expired: 18 May 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application property is a 2 -storey detached dwellinghouse constructed with a brick and render finish. It is set well back from the road with being accessed by a long private driveway screened by a boundary of low stone wall and established hedges, and there is a large lawned area providing a softscape setting for the house itself. There is a single storey attached garage on the northern side of the house and there is a single storey garage on the southern boundary with the neighbouring property.

There is a long driveway from Brooklands Road to the front and northern side of the front garden with substantial tree planting in the front garden which masks both the front and side of number 169 from within the street scene. To the rear is a very large garden providing private amenity space again bounded by well- established tree planted boundaries between the neighbouring properties and the proposal site.

To the rear of the property are single storey extensions that are to be demolished to facilitate the proposed development. The property is located within the Brooklands Road Conservation area which begins at number 201 odds descending. The property identified as 169 Brooklands Road is located within the Brooklands ward of the City.

Listed building: Not applicable

Conservation area: Brooklands Conservation Area 2004

Tree Preservation Order: Greenoak Drive, Brooklands Tree Preservation Order

Description of area

The remainder of the area is predominantly residential.

Brooklands Road is a major arterial road connecting south Manchester to the City Centre and more central areas of Manchester and adjoining Trafford (the administrative boundary is the centre line of the road). On either side of the road are substantial sized detached properties set in spacious grounds with substantial sized and number of front garden trees a majority of which are subject to Tree Preservation Orders. The properties on the road are generally of a similar

style with gable fronts, bay windows utilising render, brick and Arts and Craft detailing. In amongst these are newer contemporary and substantially refurbished properties.

Description of development

A 2 storey gable extension to the rear will provide a new master bedroom suite with feature gable window. Rooflines and style will match in with the existing.

A further pitched roof extension at ground floor level, to the rear, will provide the new principle family living area with kitchen space and connection to the rear garden via the garden room.

A side extension (north west elevation) at first floor level will provide additional bedroom and family bathroom space to allow for modern 5 bedroom family accommodation.

The hipped roof extension will sit back from the front elevation so the original house profile is maintained, and the lower ridge level will make the extension subservient to the original house. The materials proposed, style and features will match those of the existing property.

Elements of the property would be converted. The existing attached garages/utility space to the north west and north east will be partly converted to habitable utility space to serve the new accommodation. The garage door opening to the front will be retained with new doors fitted to access an external store space. The windows inserted in the front elevation on the second garage would be of the same style and proportions to the windows on the front elevation. The dilapidated roof structure will be replaced to match extended roof lines, but in materials to match existing.

The existing loft storage space will be converted to ancillary accommodation for home office / gaming room area, accessed by a new staircase replacing the existing first floor bathroom.

A new feature dormer to the rear will provide improved head room.

The existing single storey garage along the boundary with 171 Brooklands Road will be converted to ancillary accommodation for a family study area, incorporating a replacement roof. The dilapidated roof structure will be replaced to match extended roof lines, but in materials to match existing.

There would be one tree proposed for removal (cherry) this would be supplemented by additional tree planting / landscaping elsewhere on the site.

Consultations & Notification Responses

Local Residents were informed 3 letters of objection were received the main points of objection being as follows:

The existing property has an unobtrusive low level garage and utility room on the North West side of the property leaving a narrow access path to the rear.

The new extension maintains the access path, but the north west wall of the extension rises to the full height of the two storey building. This will present an intrusive and imposing presence which will overshadow the neighbouring 167 Brooklands Road property, reducing daylight and sunlight to rooms on the south east side of 167 and thereby constitutes a reduction in residential and visual amenity, with the view from the south facing first floor windows being that of a large, blank wall. Mature trees already restrict daylight and the proposed extension would restrict it even more and in addition would result in a reduction in the privacy currently enjoyed by the occupants of 167.

The property concerned is situated within the Brooklands Road Conservation Area.

The gaps between the properties sited within the Brooklands Road Conservation Area provide a sense of spaciousness and create a visual amenity for passers-by. These are features, that the conservation area was set up to preserve so that the character of the area and the relationship of the buildings with respect to their spacing and visibility are preserved.

Whilst the existing low-level garage and utility room on the North west side of 169 does not impose on visual aspects, the full height north west side extension, as proposed, certainly would. At present, at first floor level all the Brooklands Road properties from 161 to 173 maintain good, consistent separation between the properties and do provide a sense of spaciousness. We believe that the proposed extension on the north west side of 169 Brooklands Road would be detrimental to the Brooklands Road Conservation Area and would set a undesirable precedent for other property developments along the road.

Brooklands Residents Action Group were informed- no representations have been received.

Flood Risk Management-No objections to the proposal, an informative has been attached.

Leisure Services Arboriculture- were consulted no response has been received.

Issues

Policy

Relevant policy to this application is contained in the NPPF (2019) and Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Core Strategy policy DM1 indicates all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

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.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- a. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Policy DC1.4 indicates that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Issues

Principle-The principle of householders extending their properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential amenity and the character of the area.

Residential Amenity - The proposals are located to the north western side of the property and rear. The side extension would retain a gap from the first floor side window on number 167 to the new side wall of the proposed side extension on 169 of approximately 6.94 metres. The first floor rear extension would be 10.46 metres from the obscurely glazed bathroom window in the extension to the existing side window on the first floor of number 167 Brooklands Road.

It is noted that there are ground and a first floor side window on the gable of number 167 Brooklands Road, with the proposed side extension on number 169 being to the south east. The proposed side extension would reduce light to the window closest to the front of the property, however the window further back would only face onto the extension to the rear which is 10.46 metres away. The first floor side extension would take the application property the same distance from the neighbouring property as at ground floor. Given the application property is to the immediate south and east the extension would be expected to impact on direct light in the morning period for those on the rear portion of the property and the afternoon to those windows towards the front. Whilst there would be a reduction in light to these windows it is not considered as so significant in this instance to warrant refusal. Particularly as it is acknowledged that the established trees within the boundaries and garden areas of the property are higher than the proposed extensions would be. The proposals would retain a gap to the boundary and the neighbouring property is also set off the boundary.

There are no windows proposed in the side elevation of the first floor side extension, and as such there is no impact from perceived overlooking or loss of privacy. The window to the first floor on the side elevation of the rear extension serves a WC and as such would be obscurely glazed. The remaining windows in the proposed 2 storey extension would be in the rear overlooking the applicants own garden.

The application proposals are not considered to give rise to unacceptable impacts on residential amenity that would warrant refusal and a number of conditions are proposed to secure the privacy screen and obscure glazing to side facing windows.

Visual Amenity - The proposed first floor side extension incorporates a set back of the front face of the extension and is hipped and dropped in the ridge height of the roof which assists in

making the extension appear subservient to the existing property. The use of render will further assist in assimilating the extensions to the existing property and the wider street scene. Given the set back and gap to the boundary and the set back of the property from the street it is not considered that the proposals would give rise to concerns of terracing along the street. The issue had been raised with regards to the retention of gaps between properties forming part of the character of the Conservation area. Whilst the proposal introduces a first floor to the north western elevation, it actually takes the property no closer overall than the current ground floor footprint. There is retained a view that is punctuated by a gap to the property albeit reduced at first floor level it is still evident.

The character of the Conservation Area -is identified by the setting of individual properties on regular plots lining Brooklands Road.

The proposed alterations and additions to the application property maintain and respect the style, scale, proportions and position of the existing building.

The landscape features to the front of the property will be maintained.

All new and replacement materials will match the style and quality to reflect and enhance the character of the area.

The 'L' shaped wrap around ground floor extension cannot be viewed from within the street scene, neither can the modest dormer extension, and as such are considered acceptable additions to the property. The proposals are to enlarge a detached property that sits within substantial grounds as such they are not considered to give rise to unacceptable impacts on the visual amenity or character of the area or the street-scene.

As such it is considered that the proposed development complies with the ethos of the character of properties within the Conservation area.

Refuse - The proposals retain a gap to both sides of the property allowing bins to be stored away from the front.

Car Parking - Whilst the proposals would result in the conversion of the garages to usable residential accommodation, a substantial area of car parking and driveway is retained for off road parking which is considered to be sufficient.

Trees - It is noted that there are TPO trees within the garden and adjacent property. The proposal would require the removal of one cherry tree referenced T9 on the Arboricultural plan. A condition has been attached to any consent granted requiring an alternative replacement tree and landscaping scheme to be submitted for approval and thereafter implementation. There would be maintenance /pruning of the remaining trees and again a condition has been attached to ensure that the works are carried out in accordance with British Standards. The remaining established tree cover throughout the garden and driveway are to be retained. It is considered that the proposal is acceptable in terms of trees.

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. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with the policies with the Development Plan.

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:

Design and Access Statement-received 10th March 2021

Cheshire Woodlands Arboricultural Report

Preliminary Roost report Gritstone Ecology- received 10th March 2021

Flood Risk report- received 12th April 2021

335/PL/01- proposed floor plans-received 10th March 2021

335/PL/02 -Proposed elevations-received 10th March 2021

335/EX/01-Existing Floor Plans and Site Plan-received 10th March 2021

335/EX/02-Existing Elevations-received 10th March 2021

335/PL/04 -Location Plan-received 10th March 2021

Visuals- received 10th March 2021

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 stated on the submitted application form and drawings numbered: 335/PL/01- proposed floor plans-received 10th March 2021
335/PL/02 -Proposed elevations-received 10th March 2021

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) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) Prior to the first occupation of the extensions hereby approved, a detailed landscaping scheme incorporating a tree replacement scheme shall be submitted to and approved in writing by the City Council as local authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Informatives

1) Informative:

As the property is within Flood Zone 3, the applicant is strongly advised to give due consideration to implementing their own flood safety measures (such as signing up for EA flood warnings) and evacuation plans.

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. We recommend considering green SuDS components to mitigate for any loss of permeable area. We endorse the proposed use of water butts.

Appendix 1 – List of consultees & neighbours notified

Brooklands Residents Action Group
Trafford Council
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management

171 Brooklands Road, Brooklands, Manchester, M33 3PD
167 Brooklands Road, Brooklands, Manchester, M33 3PD
16 Greenoak Drive, Manchester, M33 3QA
14 Greenoak Drive, Manchester, M33 3QA
1 Rowan Tree Drive, Sale, M33 3PA
2 Rowan Tree Drive, Sale, M33 3PA

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
Conservation Area - Brooklands Conservation Area 2004
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH