

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130253/FH/2021

Date registered valid: 29 April 2021

Proposal: Erection of two storey front extension to provide additional living accommodation

Address: 25 Brayton Avenue, Manchester, M20 5LP

Ward(s): Didsbury East Ward

Applicant: Ms Phurie Darrigan 25 Brayton Avenue, Manchester, M20 5LP

Agent (if any): Mr Hasnaat Saeed 1 Bank Street, Church, Accrington, BB5 4HH

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

Date of recommendation: 23 June 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: June 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 May 2021 Expired: 2 June 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 relates to a two- storey part red-brick faced part pebble-dashed dwelling house identified as 25 Brayton Avenue. It is located within the Didsbury East ward of the City. The property is in use as a single family dwellinghouse circa mid twentieth century. The front of the property is characterised by a large bay window at ground floor, with flush window above. The first floor above the front door is set back, with a port hole window to the front elevation, an original design feature replicated on the majority of other properties along the street, however some properties have been extended to the front to effectively infill this set back, whilst retaining the original circular window detailing to the front elevation. The other half of the pair of semis 23 Brayton Avenue has had the same extension to the frontage whilst also having a part single part 2 storey rear extension.

There is capacity for in curtilage parking on the driveway, and there are gardens to the front and rear. The rear being accessed by a side gate.

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 the same age and style as the proposal site. Many of these have had the benefit of the same type of extension as proposed for number 25. To the south of the site is the rail line, and to the south west school buildings and playing fields along Parrs Wood Road.

Description of development

The proposal is for a 2 storey front infill extension that would square off the stepped building lines along the front and side of the property. The additional living accommodation created would comprise of a wet room to the ground floor and a bathroom to the first- floor following

reconfiguration of the internal layout. The dimensions would be 2.2m depth by 3.5 m width and would join into the existing plain of the roof to the front. A new canopy would run across the front of the property over the ground floor bay and front door. The materials to be used would match those of the existing property.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

Policy and issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance.
- 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 DM 1 - Development Management
- o Policy EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF)

Principle - The proposal for the erection of a two- storey front extension on an existing residential property in an established residential area to form additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to the proposed siting, design, appearance, scale and massing of the development and to the impact upon existing levels of residential amenity.

Siting, scale and massing - The siting of the proposed extension is considered acceptable. It only squares off the frontage of the property bringing this part of the elevation in line with the remainder of the front elevation and would not take it any closer to the neighbouring property than the existing accommodation. The massing is reduced due to the tying in of the proposed roof slope on the same pitch and gradient as the existing, resulting in an extension that remains subservient to the host property. It is considered to be of a comparable scale to neighbouring properties and the proposal site itself, and mirrors many of the extensions to properties on both sides of Brayton Road including the other half of the pair of semis.

Design and Appearance - The proposed materials for the extensions would match the brickwork, render and roof work on the existing house. The proposal is a modern design and it is believed that the materials would complement the dwelling house. The infilling extension apart from the loss of the recess would alter the building very little merely pulling the existing features forward. It would then match the adjoining semi at number 23. This change has been a common approach and also been accepted on other properties on the street, so the precedent is already there, and the changes would still be in keeping with the character of the street scene. The design appears to be in keeping with the general character of the building and therefore the proposal is acceptable with both policy DM1 of the Core Strategy and saved policy DC17 of the UDP.

Residential Amenity - The proposed extension would have a negligible impact on residential amenity, particularly due to the juxtaposition of the proposal site and the next set of properties on Dalston Drive. Given the orientation of the properties, the low ridge height proposed, and the gaps between the proposed extension and the existing properties would mean that there is no

overshadowing or overlooking of the properties on Dalston Drive. There are no windows proposed in the side elevation, with the windows being proposed in the front overlooking the applicants own garden and driveway. It is considered that the proposed extension would not affect the amenities of the occupiers of neighbouring residential properties, as set out in saved UDP Policy DC17 and DM1 of the Core Strategy.

Visual Amenity- It is not considered that the proposed extension would have a detrimental impact upon the visual amenity of the neighbouring properties, nor upon the character of the area within which it is located the changes would not be alien in the street scene, as many of the neighbouring properties have implemented similar extensions.

Refuse bin storage - the waste management remains unchanged, the proposed extension would retain a gap to the side of the property allowing for bins to be taken to the front for collection, which accords with the principles set out in policy EN 19 of the Core Strategy.

Car Parking- is unaffected and can still be achieved in curtilage.

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 would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved policy DC17 and Core Strategy Policies DM1, EN 14 and SP1.

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

There were no issues that arose whilst determining the application. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

BRA-01-20- Existing Floor Plans and Elevations

BRA-02-20- Proposed Floor Plans and Elevations

Location Plan

All received 29th April 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 extensions hereby permitted including patching in shall match those of the existing building in type, size, colour texture (including mortar), and those stated on the submitted drawing and Householder Application Form.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

27 Brayton Avenue, Manchester, M20 5LP
23 Brayton Avenue, Manchester, M20 5LP
42 Dalston Drive, Manchester, M20 5LG
38 Dalston Drive, Manchester, M20 5LG
24 Brayton Avenue, Manchester, M20 5LP
26 Brayton Avenue, Manchester, M20 5LP
40 Dalston Drive, Manchester, M20 5LG
36 Dalston Drive, Manchester, M20 5LG

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
Area Team Boundary - Name: SOUTH