

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133439/FH/2022

Date registered valid: 5 April 2022

Proposal: Erection of a single storey side extension to form additional living accommodation

Address: 57 Bronington Close, Manchester, M22 4ZQ

Ward(s): Northenden Ward

Applicant: Ms Sarah Collinge, 57 Bronington Close, Manchester, M22 4ZQ

Agent (if any): Mr Paul Cox, 110 Old Lansdowne Road, Manchester, M20 2NY

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 May 2022

Standard consultations: No consultations have been printed and sent.

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a modern two storey semi-detached C3 dwellinghouse of red brick with a gable roof. The plot includes front, side and rear gardens with a front driveway, rear patio and small shed.

Description of area

Bronington Close is part of a modern housing estate in Northenden, between Sharston Industrial Estate and the M60, adjacent to the green belt.

Description of development

The applicant is seeking permission to build a single storey side extension to provide additional living accommodation for a family dwellinghouse.

Consultations & Notification Responses

Local residents, as per appendix – No comments received.

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey side extension to provide additional living space is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey extension would project 3.37m from the original south-east side wall of the property and would be flush with the rear elevation but setback by 3.26m from the principal elevation. It would have an eaves height of 2.45m and a ridge height of 3.67m. It would be sited 1.9m from the boundary shared with No.55 Bronington. Although the eaves and ridge height are below those allowed under permitted development for single storey extensions, the width is more than half the width of the original property (5.26m), hence it requires permission. It features a significant setback, a large gap to the shared boundary and the sizable garden can easily accommodate the extension. The extension is considered subservient to the main house and is considered to be sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including red brickwork, roof tiles and white uPVC windows/doors, which has been conditioned. The roof would be dual pitched, with a pitch to match the main roof, containing 2no rooflights in the rear slope. The front elevation would feature 2no small windows, to a bathroom and utility. The side elevation would be blank and the rear would feature a larger window facing the garden. The only element that would feature within the street scene would be the front elevation, which would be relatively small and significantly set back (approx. 12m from the highway), hence it is not considered to form a prominent feature. The adjoining neighbour No.59 already has a single storey side extension, approved in 2010, hence this would re-balance the semi. The proposed materials are to match existing and the design is standard, to be expected of such development, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor wider area.

Residential amenity – As these gardens face directly south and the extension would not project beyond the rear elevation, it is not considered these works would result in an undue loss of sunlight for either neighbouring property. There are no windows proposed for the side elevation facing No.55, therefore privacy is not considered to be unduly impacted either. In addition to this, no objections have been received from the local residents notified of the development, hence the proposal is considered acceptable in terms of residential amenity.

Parking and refuse – The driveway, with space for 2 cars off the street, is to be retained, as is the access to the rear garden (via a 1.9m gap) allowing bins to be stored at the rear out of sight, as shown on the site plan, in accordance with core strategy policy DM1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions.

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 issues have arisen during the consideration of this application and it has been determined in a timely manner and in accordance with the development management policies.

Condition(s) to be attached to decision for approval

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 drawings numbered '004', '005' and '006', stamped as received by the City Council as Local Planning Authority on the 5th April 2022.

Reason - To ensure 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, colour and texture, as stated within the submitted application form and elevational drawing.

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

63 Bronington Close, Manchester, M22 4ZR
59 Bronington Close, Manchester, M22 4ZQ
47 Bronington Close, Manchester, M22 4ZQ
61 Bronington Close, Manchester, M22 4ZR
55 Bronington Close, Manchester, M22 4ZQ
45 Bronington Close, Manchester, M22 4ZQ

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 45M
Area Team Boundary - Name: SOUTH