

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132312/FH/2021

Date registered valid: 24 November 2021

Proposal: Erection of two storey side extension including gabled roof, single storey rear extension and installation of rear dormer to provide additional living accommodation including landscaping

Address: 15 Broughville Drive, Manchester, M20 5WH

Ward(s): Didsbury East Ward

Applicant: Mrs Maria Ratnaningsih 15 Broughville Drive, Manchester, M20 5WH

Agent (if any): PJH Architectural Services Office Number 3, 88A Chapel Street, Leigh, WN7 2DB

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18th May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18th January 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 November 2021

Expired: 17 December 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 property that is the subject of this householder planning application is a 2- storey brick built semi -detached property identified as 15 Broughville Road. 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 eastern side of Broughville Drive. There is a detached garage within the rear garden and a small bay / single storey outrigger at the rear.

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. The adjoining property also has the benefit of a 4 metre single storey rear extension, which is currently under construction.

Description of development

The proposal is for the erection of a part single part 2 storey side extension, hip to gable roof, single storey rear extension and erection of a dormer extension to the rear. The proposal would create additional living accommodation in the form of a store, WC, utility room and open plan kitchen diner to the ground floor with extended bedroom, family bathroom and en- suite bathroom for existing bedroom 2, and in the loft a master bedroom with an en-suite bathroom. There would be a gap retained to the boundary with number 13 Broughville Drive of 1.235 metres at the front of the property, tapering to 1.0 metre at the rear between the boundary and

the single storey element of the proposal. The extension would run a maximum of 7.75 metres down the side at 2 storey on a staggered footprint, finishing on the existing rear building line of the house, with a further 4.0 metres rearward projection for the single storey rear extension. The 2 storey side extension has been revised from the originally submitted scheme to have a considerably lowered hipped roof to the original roof line.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policies

Unitary Development Plan Saved Policies

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and the following criteria:

- 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 an undue loss of sunlight, daylight or privacy
- c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details
- d) they would not result in the loss of off street car parking in a situation where there is so severe an existing on street car parking problem that unacceptable additional pressures would be created

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length

DC1.4 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 (5ft) 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.

The National Planning Policy Framework (February 2019)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - 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.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other Documents.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: Chapter 12: Achieving well designed places.

It is considered that the style of the extension and the use of matching materials will ensure that the development is suitably related to the existing building and its context. Chapter 12 has therefore been positively responded to.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that 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 and 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.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on- going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

Issues

Principle

The principle of extending existing residential accommodation to create additional living accommodation in an established residential area is considered acceptable.

Residential / Visual Amenity.

The submitted application is for the erection of a part single part 2 storey side extension, hip to gable roof and a single storey rear extension, together with the erection of a rear dormer extension. The extension to the existing dwellinghouse would provide additional living accommodation in the form of a store, WC, utility room and open plan kitchen diner to the ground floor with extended bedroom, family bathroom and en- suite bathroom for existing bedroom 2, and in the loft a master bedroom with an en-suite bathroom and kitchenette. .

There are strong established boundary treatments in the form of fencing, extensions and outbuildings. There is also mature tree planting along the boundaries to both sides. The single storey extension would not therefore be highly visible from within the street scene. The single storey extensions on the rear of number 15 and the adjoining property being in line removes any impact that the ground floor extensions may have had on each property. There is a gap of 1

metre to the boundary with number 13 Broughville Road at the rear and the gap together with the height of the boundary treatment and the single storey extension on number 13 means that there would be no detrimental impact on either of the neighbouring properties as a result the construction of the proposed extensions.

There is a gap of 1.23 metres to the boundary with number 13 Broughville Drive at the front of the property and the 2 storey extension would be set back from the front at first floor by 0.785 metres and would have a considerable set down from the original ridge line. This retains the subservience of the extension to the host property. There would be 2 small windows within the side elevation however these would serve the en-suite at the ground floor and the family bathroom at first floor they would both be obscurely glazed. Whilst there are three windows in the side elevation of number 13 Broughville Drive they only serve a WC, landing and a bathroom.

The materials to be used would match those of the existing property and an appropriate condition to that effect would be attached to any consent granted.

It is not considered that the proposal would have a detrimental impact upon the level of either residential or visual amenity currently enjoyed by the neighbouring properties.

Design and Siting- The design is similar to other properties within the immediate and wider area and the siting retains some distance to the boundaries and is considered acceptable

Bin Storage- The bins are currently stored in the rear garden. This would not be possible post development. A condition requiring the details of the design and location of an appropriate bin store will be attached to any consent granted.

Parking- The proposal will retain space for in curtilage parking to the front of the property on an area of block paving that is already used for the parking of a vehicle, this is in line with national and local policy of one parking space per unit.

Overall the proposed extensions are considered not to create any significant impact in terms of visual and residential amenity within the character of the general area. There are other properties within the immediate area that have also had the benefit of similar extensions to those proposed for 15 Broughville Drive.

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case no significant issues have arisen during the consideration of this application and the application has been determined in line with both national and local policies. Appropriate conditions have been attached to the permission granted.

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:

102 Rev A 11th May 2022- Proposed Floor Plans and Roof Plans

103 Rev A 11th May 2022- Proposed Elevations

106 Rev A 11th May 2022-Location Plan

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 of the existing building in type, size, colour and texture, including patching in and mortar, as stated on the 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) Prior to the occupation of the development hereby approved, full details of secure and ventilated bin storage, including its location and elevations, shall be submitted to and approved in writing by the City Council as local planning authority. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be retained and maintained thereafter so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

5) 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.

6) Before first occupation the windows serving the ground floor Wc and first floor bathroom n the northern elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

28 Broughville Drive, Manchester, M20 5WH
17 Broughville Drive, Manchester, M20 5WH
36 Mellington Avenue, Manchester, M20 5NJ
26 Broughville Drive, Manchester, M20 5WH
24 Broughville Drive, Manchester, M20 5WH
13 Broughville Drive, Manchester, M20 5WH
34 Mellington Avenue, Manchester, M20 5NJ
32 Mellington Avenue, Manchester, M20 5NJ

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 -
Area Team Boundary - Name: SOUTH