

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132979/FH/2022

Date registered valid: 1 March 2022

Proposal: Erection of single storey side extensions, timber frame to side, single storey rear extension to provide additional living accommodation including elevational alterations

Address: 187 Brooklands Road, Manchester, M33 3PJ

Ward(s): Brooklands Ward

Applicant: Marcus Emadi 187 Brooklands Road, Manchester, M33 3PJ

Agent (if any): Mr Paul Carr Paul Carr Design Ltd 38 Albert Road, Altrincham, WA15 9AJ

Case officer: Robert Tyrer
Tel: 0161 234 4068
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Recommendation: Approve

Date of recommendation: 20 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 April 2022

Standard consultations:

Printed: 4 March 2022 Expired: 25 March 2022

Neighbour notifications

Printed: 3 May 2022 Expired: 17 May 2022

Site notice

Posted: 8 March 2022 Expired: 29 March 2022

Press advert

Published: 8 March 2022 Expired: 29 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a large two storey detached dwellinghouse situated within the Brooklands Conservation Area. Garden and parking area to the front and substantial garden at the rear in which there is a detached garage. The trees in the front garden are protected by a Tree Preservation Order.



Photograph 1 Front Elevation as viewed from within the front garden. Source: Case Officer Site Photograph

Listed building: Not applicable

Conservation area: Brooklands Conservation Area 2004

Tree Preservation Order: Yes, two trees, both located at the front of the property.
Description of

Description of area

The character of this conservation area, which is one of two in Manchester that consists of a single road, is partly established by the similarity of the properties and sites on either side of the road. One side lies in the City of Manchester's domain while the other lies within the boundary of Trafford MBC. The conservation area boundary, therefore, has perforce to run down the centre of the road.

Description of development

The applicant is seeking planning permission to erect a single storey side extensions, timber frame to side, single storey rear extension to provide additional living accommodation including elevational alterations

Consultations & Notification Responses

Due to amended drawings the application has been subject to two notifications. A summary of the comments received are set out below.

Local Residents/Public Opinion – Representations have been received from two persons, who have objected and provide neutral comments regarding the application.

The objection raised concerns regarding the size of the proposal the proximity and height close to a shared boundary and would reduce the spacing between the properties.

MCC Flood Risk Management – Requested a condition requiring a surface water drainage scheme.

Issues

Local Policy

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

EN3 – Heritage

The relevant **UDP** policies for this application are:

DC18.1 – Conservation Areas

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF)

Planning History Summary – There have been no previous planning applications at this site.

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.

The site is also located within a designated conservation area, in this case Albert Park and therefore consideration should be given to the proposal impact upon heritage and the conservation area.

Residential, Visual Amenity and Impact on Conservation Area – Officers raised concerns with the applicant regarding the rearward projection of the proposal and its proximity to the shared boundary with No. 185 Brooklands Road as the drawings as original submitted could have resulted in an extension that despite being single storey would have an overbearing impact that would be detrimental to the amenity of the occupiers if built. To address this concern the applicant has amended drawings and has now set the extension away from the shared boundary at the rear of the properties by at least 3 metres. This element of the extension would be flat roofed built to a height of 2.79 metres.

In terms of shared boundary to 189 Brooklands Road, the proposal would be set away from the shared boundary by 1.25 metres, due to the orientation of the properties there is no concern regarding overshadowing and that the 189 Brooklands has also been extended with a single storey rear extension (photograph 2) under approved planning application 122796/FH/2019.



Photograph 2 Extension to 189 Brooklands Road as viewed from application site: Source Case Officer photographs

The tallest part of the proposal would be located more centrally within the rear garden and have a gable end roof to a ridge height of 5.42 metres and an eaves height of 3 metres. Taking into consideration the more central position within the site and mindful of the distances to the shared

boundaries and orientation, it is considered that this part of the proposal would be acceptable and would not have a detrimental impact on the amenity of the neighbouring properties.

The applicant seeks to also extend the property at the side. At the proposed extension would merge with the existing garage have a hipped roof with a maximum height of 5.57 metres and an eaves height of 2.48 metres. This element of the extension would appear to be subservient to the original dwellinghouse as the proposal would not project further forward than the original house.

The orientation of the extension in relation to its neighbours, the gap to the side of the shared boundary would ensure that there will be no overbearing impacts on the neighbours. In terms of overshadowing as the property is located to the south of 185 Brooklands Road (photograph 2) there will be some shadowing impact which would be mitigated by the amendments to the proposal.



Photograph 3 View towards 185 Brooklands Road as viewed from application site: Source Case Officer photographs

The property is located within Brooklands Conservation Area as such consideration must be given to the NPPF, policy EN3 and extant policy DC18.1 seeks to preserve the historic environment and conservation areas.

Both policy EN3 and extant policy DC18 state that new proposals should preserve or enhance the conservation area. Furthermore, the NPPF requires that new development should protect

and enhance the historic environment. Pursuing sustainable development involves seeking improvements in the quality of the historic environment, replacing poor design with better design that makes a positive contribution to local character and distinctiveness.

The design is a mixture of traditional and contemporary, with the side extensions which would be visible from the public highway (albeit limited views) the applicant has chosen a more traditional appearance with matching materials and window and door openings. Whereas at the rear the extension takes on a more contemporary look and feel although using traditional materials to help assimilate with the original property.

It is considered that in this case the design of the extension together with the appropriate choice of materials the proposal would have a less than significant harm on the conservation area. The public benefit would be the refurbishment and retention of the residential accommodation

Therefore, the proposal is in accordance with the NPPF, saved policies DC1, DC18.1 and policies, SP1, DM1 and EN3 of the Core Strategy.

Car Parking – Car Parking would be unaffected by the proposal and remain at the front of the property.

Refuse Storage – The gap at the side of the dwellinghouse would allow for bins to be stored at the side and/or rear of the property.

Flood Risk – Whilst Brooklands Road at the front of the site is a designated flood zone, the rear of the site where the extension is to be located is not within the flood zone. The proposed condition requested by the flood risk management team has been considered. However, in this instance it would fail to meet the tests set out within the NPPF as it would be considered an onerous condition and one that was not reasonable given the proposal is to extend a dwellinghouse.

Conclusion - The extension is considered to be in accordance with SP1, EN3 and DM1 of the Core Strategy and saved policies DC1 and DC18 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:

Drawing P07 Revision B, P08 Revision A, P09 Revision B, P10 Revision C and P11 Revision C received by the City Council as Local Planning Authority, on the 27.04.2022

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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing and as detailed in accordance with the materials as set out in drawings:

P10 Revision C and P11 Revision C received by the City Council as Local Planning Authority, on the 27.04.2022

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN3 and DM1 of the Core Strategy and saved UDP policy DC18.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Brooklands Residents Action Group

185 Brooklands Road, Brooklands, Manchester, M33 3PJ
189 Brooklands Road, Brooklands, Manchester, M33 3PJ
4 Verdure Avenue, Manchester, M33 3PP
2 Verdure Avenue, Manchester, M33 3PP
20 Cranleigh Drive, Manchester, M33 3PL
198 Brooklands Road, Brooklands, Manchester, M33 3PJ
200 Brooklands Road, Brooklands, Manchester, M33 3PJ
202 Brooklands Road, Brooklands, Manchester, M33 3PJ

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 (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH