

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128965/FH/2020
Date registered valid: 6 January 2021
Proposal: Erection of single storey side and rear extension to provide additional living accommodation
Address: 54 Brooklawn Drive, Manchester, M20 3GZ
Ward(s): Didsbury East Ward

Applicant: Mr Daniel Walker 54 Brooklawn Drive, Manchester, M20 3GZ
Agent (if any):
Case officer: Linda Marciniak
Tel: 0161 234 4636
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Recommendation: Approve
Date of recommendation: 2 March 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None due to Covid-19 restrictions

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 January 2021 Expired: 29 January 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 is a 2-storey red brick inter-war semi situated on the south-eastern side of Brooklawn Drive in the Didsbury East ward. The property has gardens at the front and rear, access along the eastern side to a detached concrete garage and original single storey outrigger which projects 2.793 metres off the outside of the rear elevation.

The roof is covered in red concrete interlocking tiles. An application in 2016 granted consent for a dormer on the rear roof slope together with a hip to gable roof alteration (Ref:111645/FH/2016/S2).

In 2020, an application for a larger home extension (Ref: 128781/PDE/2020) was turned away on legislative grounds as it failed to meet the criteria set out in In paragraph A.1(j) of the GPDO which provides that "the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse....," and "... (iii) have a width greater than half the width of the original dwellinghouse".

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site lies within a residential area of a similar housing typology south of Westholme Road and east of Wilmslow Road.

Fog Lane Park is located 35 metres to the east, Christie Hospital 402 metres to the north and Didsbury District Centre located 522 metres to the south.

Description of development

Erection of single storey side and rear extension to provide additional living accommodation.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Issues

The application is for a single storey wraparound extension to provide extended living/kitchen/dining space, utility room, WC and cycle store.

Saved UDP policy DC1 makes provision for residents to extend their homes to meet changing household needs and is acceptable subject to satisfactory compliance with those policies which seek to protect residential and visual amenity.

Residential amenity

The proposal has acceptable impacts on residential amenity. Two windows are included at the side; one for the WC which will be obscure glazed, and one for the cycle store. A set of bi-fold doors are proposed at the rear.

The cycle store window replaces a much larger bay window serving the dining room which is a feature of this house type. As such, there will be less opportunity for overlooking the same window on the facing gable at No.56.

As the extension comes out 1.834 metres at the side, there will be some loss of light into the facing bay window. However, as this is a box bay, it has elevations facing both north and south, so gets the benefit of a wider spectrum of daylight than a flat window. Furthermore, there are intervening shrubs within the curtilage of No.56 at this point on the boundary which are strategically placed to limit overlooking but will also restrict light levels into this room.

In terms of the impacts on No.52, the adjoining semi, the rear element projects 4 metres in length off the original rear elevation with a height of 2.824 metres to the flat roof. As No.52 has a single storey rear extension of 2.868 metres deep, the extension will be perceived as having a depth of just under 1.2 metres which will have an acceptable impact.

Visual amenity

Visually, the extension will have acceptable impacts on the character of the property and street scene.



The extension is proportionate to the scale of the dwelling and the plot. It is set back 1.845 metres off the principal elevation and is of a simple design which responds to the amended roof profile.

The materials are a mix of brick to match at the rear and white render on the front. The bike store door at the front is a pedestrian door which is proposed to be secured via an external 'Aluroll' Secured by Design roller shutter door. The applicant sent details of this product which is a white powder coated steel door. It has a neat

appearance and sits within the reveal of the door frame. This element of the proposal can be justified given its appearance would be similar to a steel garage door (eg: at No.33 facing the site and No.60) albeit much narrower and set back 1.8 metres off the front elevation.



A condition is appended for materials to match the existing.

Parking / Bin storage

The site plan shows a vehicle parked in front of the side extension. As development does not come forward of the principal elevation, the driveway is retained without any loss of opportunity to park off road.

A 1 metre gap is retained along the side boundary which is sufficient to manage bins away from the front elevation, to the benefit of the street scene.

For the above reasons, the proposal is considered to accord with saved policies of the development plan for residential and visual amenity and to make acceptable arrangements for parking and bin storage.

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 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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The proposed extensions were subject to public notification and received no objections or comments in response.

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:

Application Form 22 Dec 2020

Drawing - Location Plan 22 Dec 2020

Drawing - Existing Plans and Elevations 22 Dec 2020 1 REV A

Drawing - Existing Plans and Elevations 06 Jan 2021 REV A

Drawing - Proposed Plans 22 Dec 2020 REV B

Drawing - Proposed Elevations 05 Jan 2021 REV B

Drawing - Proposed Plans and Elevations 06 Jan 2021 2 REV A

Photo 05 Jan 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 of the existing building in type, size, colour and texture, as stated on the submitted drawings 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. The ground floor WC window on the south-east elevation facing No.56 Brooklawn Road, shall be obscurely glazed before first occupation, 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 the adjacent residential property from overlooking or perceived overlooking, in accordance with Policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

52 Brooklawn Drive, Manchester, M20 3GZ
23 Cranmer Road, Manchester, M20 6AW
33 Brooklawn Drive, Manchester, M20 3GY
56 Brooklawn Drive, Manchester, M20 3GZ

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