

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128543/FH/2020

Date registered valid: 11 November 2020

Proposal: Erection of single storey rear extension and construction of a 2 metre high wall/ and railings with gates to Brantingham Road and 2 metre high wall with timber panels to Withington Road

Address: 98 Brantingham Road, Manchester, M16 8LZ

Ward(s): Whalley Range Ward

Applicant: Mrs Iqbal, 98 Brantingham Road, Manchester, M16 8LZ

Agent (if any): Mr Darren Pomfret, Manchester Building Design Ltd, 8 Gas Street, SK14 8JD

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 6 January 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 November 2020

Expired: 4 December 2020

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

This application relates to an extensively extended semi detached property occupying a corner plot at the junction of Brantingham Road and Withington Road. The building which was originally wide and not very deep has had a two storey rear extension and a single storey side extension together with a large entrance porch at the front. At the front of the property is a garden /parking area and there are gardens to the side and rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located on the northeast corner of the junction of Brantingham Road and Withington Road. Adjoining the site to the north to the side garden of a semi detached house on Withington Road. To the east is the other half of the semi, which has also been extensively extended. To the south across Brantingham Road is the side garden and gable wall of a house on Withington Road and to the west and a pair of semi detached houses fronting Withington Road. The south west corner of the junction is occupied by buildings belong to St Bedes playing fields.

Description of development

Consent is sought to erect a new boundary treatment to the site. Work on which has commenced. The boundary treatment would comprise a rendered 1 metre high blockwork wall with 2 metre high rendered blockwork piers. Between the piers would be timber panels along the Withington Road frontage to a point level with the front face of the property. The remainder

of the wall will be topped with arched topped railing panels. The entire side garden will be separated from the front of the property by a matching wall and fence panels containing a gate, to provide privacy. Vehicular access gates comprising full height metal railings are to be provided close to the shared boundary with the other half of the semi accessed from Brantingham Road.

In addition, it is proposed to erect a single storey extension at the side of the existing two storey rear extension to form a store. The extension projects approximately 4.9 metres, the same as the existing rear extension and would be approximately 1.7 metres wide. The extension would infill the space between the existing extension and the boundary. The extension would have a mono pitch roof and a single door in the rear elevation. An existing ground floor window in the side of the rear extension would be relocated to the rear elevation. The materials to be used would match those in the existing property.

Consultations & Notification Responses

Local Residents.

One letter has been received pointing out that the works have commenced and querying if the works being carried out are those applied for.

Policy

The relevant Core Strategy policies are SP1 and DM1

Policy SP1 sets down the spatial principles that guide development in the City, including the creation of neighbourhoods of choice.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers. The policy also seeks to protect the amenity of the adjacent properties.

Issues

Principle

The principle of the proposed alterations to the boundary treatment and the erection of the extension are considered acceptable.

Boundary Treatment.

The proposed boundary treatment will improve privacy for the occupiers in their side and rear gardens and relocates the vehicular access onto a less busy road and further from the junction. Its design is contemporary and whilst quite different to others in the area few properties now retain their original boundary treatments, and there is no longer a consistent approach. On balance it is considered that the proposed boundary treatment is acceptable.

Rear Extension

The proposed rear extension infills an area between the existing rear extension and the boundary and projects the same as the extension. In terms of design the proposed extension would not be visible from outside the site other than from the adjoining property. There are no issues with the design of the extension.

Residential amenity.

It is considered that the proposed new boundary treatment will not have any significant impact on the amenity of residents, although by moving the entrance to the drive further away from the junction highway safety should benefit.

The proposed extension will only impact on the adjoining property, although in terms of overbearing impact single storey extensions are normally considered acceptable on the boundary. The impact would be further reduced by the existing two storey rear extensions to both properties which being on the north facing elevation will ensure that the small part of the original property next door that remains would to a large degree already be overshadowed for most of the day. There is a window in this elevation at ground floor level, however it is a secondary window to the Lounge, the main window to which is in the front elevation facing south. It is therefore considered that the extension would not have an unacceptable impact on natural light to that window.

There are no privacy issues as the door and the relocated window both look down the garden

On balance it is considered that the proposed development will not cause any significant loss of amenity.

Conclusion

The proposed works are considered acceptable,

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 issues arising from the consideration of this application.

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:

31-20/01 revision B received 10 November 2020

31-20/02 revision A received 10 November 2020

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 development hereby approved shall be constructed using the materials specified on the approved drawings and application forms.

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 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

188 Withington Road, Manchester, M16 8WJ
186 Withington Road, Manchester, M16 8WJ
96 Brantingham Road, Manchester, M16 8LZ
213 Withington Road, Manchester, M16 8NB
94 Brantingham Road, Manchester, M16 8LZ
215 Withington Road, Manchester, M16 8LU

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) -
Area Team Boundary - Name: SOUTH