

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142129/FH/2025
Date registered valid: 11 February 2025
Proposal: Erection of a single storey front extension and conversion of internal garage to living accommodation
Address: 20 Brakenlea Drive, Manchester, M9 8NU
Ward(s): Harpurhey Ward

Applicant: Mr Ahsen Ehsan
Agent (if any): Mr V Alyas Architek
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 28/04/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 02/04/2025

Standard consultations:

Printed: 18 February 2025 Expired: 11 March 2025

Neighbour notifications

Printed: 18 February 2025 Expired: 11 March 2025

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 relates to a two-storey detached class C3 dwellinghouse on Brakenlea Drive. The house is built from orange brick with white render and red brick detailing on the front elevation. The house features hardstanding for vehicle parking and an internal garage to the front, with a conservatory and garden to the rear, boundary treatment is low level brick walls with high vegetation above and timber panel fences at the rear.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Brackenlea Drive is a residential street in the Crumpsall/Harpurhey area of North Manchester. The area is residential in terms of its character, consisting of detached and semidetached family dwellings.

Description of development

The applicant is seeking permission for the erection of a single storey front extension and conversion of internal garage to living accommodation.

Consultations & Notification Responses

Neighbours, as per Appendix 1 –

1no. objection in relation to the visual amenity of the proposal, considering the front extension and side addition to be out of character for the area, the objector also raises concerns that the proposed storage area could increase crime in the area.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2024)

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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Planning History

- 056247/OO/NORTH1/99 – Outline application for development of this estate.
- 087401/FH/2008/N1 - Erection of single storey rear conservatory to create additional living accommodation

Principle

The submitted application is for the erection of a single storey front extension and garage conversion to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy

Amendments to Proposal

The proposal has been amended through the course of this application to address concerns raised:

- The side storage unit has been removed from the application as the original proposal would have had a negative impact on visual amenity.
- The front extension form has been altered, with the original open gable design replaced with a part flat roof/part hipped roof to better blend in with the street scene.

Sitting, Scale and Mass

The proposed front extension would measure 1655mm by 2275mm to infill the area to the side of the garage at the front of the house, the roof would be flat with a maximum height of 2320mm. The extension would not project out further than the existing front property line and would not extend beyond the side of the house. The proposed garage conversion would not result in any additional massing to the property.

Overall, the development to be slight in scale and subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property. Therefore, the proposed addition is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The proposed extension is slight in size, roughly 4m² in floor area (measured externally) which is only slightly larger than the 3m² size that is classed as permitted development. The roof will

be relatively low level with, and it will not project forward of the existing property line or project beyond the sidewall of the property. It is not considered to be excessively large, and it is not anticipated to cause a loss of daylight for any neighbouring properties. The addition would also feature windows on the side elevation at the front of the property, to allow more light into the new space created, given this property sides onto a road and has vegetation screening, the windows here are not considered to have an impact on the residential amenity of any neighbouring residents.

The proposed garage conversion would involve the removal of the garage door and replacement with brick infill and a new window, the roof maintain its hipped existing form, internally there would be some reconfiguration for the new habitable space which would involve new windows inserted into the side elevations at ground floor, both of which would be obscurely glazed and are therefore would not lead to privacy concerns for residents or neighbours.

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Visual Amenity

A concern has been raised with regards to the original proposed extension to the front of the property and impacts on the character of the area. The amended proposed front extension would be finished in brick to match the existing house, with a flat roof. To the front there will be 2no. new windows and 1no. new front door, with windows on the side elevation of the extension. In the existing house, there will be obscurely glazed windows on both side elevations. The brick infill on the garage conversion would match the rest of the house, and all new windows are to be uPVC to match the existing house. It is noted that the estate contains a number of structures such as brick garages that are located to the front of residential properties and there are other extensions that are visible within the street scene. It is considered that the extension whilst being visible from the street would not be harmful to the character of the area and street scene.

It is considered that the design and appearance of the amended proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is not considered to be significant.

Car Parking

The proposal would result in the loss of the integrated garage and therefore would lose some car parking space. However, the remaining driveway is wide enough 7.5m(W) x 5.5m(L) to accommodate two vehicle which is acceptable for a C3 dwelling of this size. It should also be noted that the conversion of the garage alone can be done under permitted development and would not require consent.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality

Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 in this instance an amendment has been made to the proposal to overcome concerns with regards to the scale and character of the front extension.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:

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. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing – Site and Location Plan – 10 April 2025
- b. Drawing – Proposed Floor Plan – 10 April 2025 – Ref: A104 P2
- c. Drawing – Proposed Elevations – 10 April 2025 – Ref: A105 P2

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

The materials to be used on the external surfaces of the hereby permitted development shall match those of the existing dwellinghouse in type, size, colour, and texture as specified on the approved drawings set out within condition 2 of this decision notice.

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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure Glazing:

Before first occupation the ground floor windows in both side elevation^s, as shown on drawing (referenced A105P2 received 10 April 2025) 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

Environmental Health

25 Brakenlea Drive, Manchester, M9 8NU
21 Brakenlea Drive, Manchester, M9 8NU
19 Brakenlea Drive, Manchester, M9 8NU
22 Brakenlea Drive, Manchester, M9 8NU
18 Brakenlea Drive, Manchester, M9 8NU
17 Brakenlea Drive, Manchester, M9 8NU
2 Elmstone Close, Manchester, M9 8NQ
44 Aspenwood Drive, Manchester, M9 8NP
23 Brakenlea Drive, Manchester, M9 8NU
15 Brakenlea Drive, Manchester, M9 8NU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA