

Planning

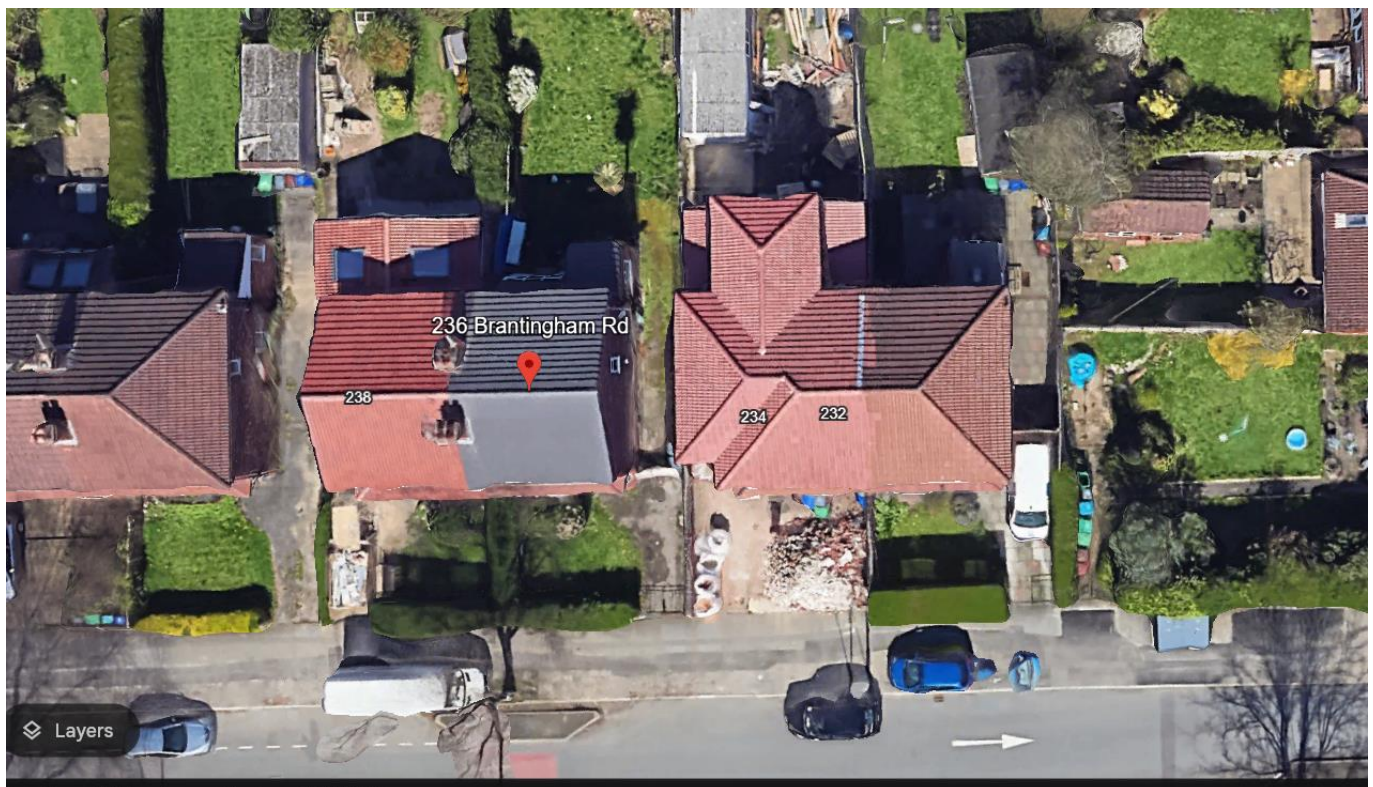
Growth & Development

Delegated officer report for planning application

Application no. 142126/FH/2025
Date registered valid: 11 February 2025
Proposal: Erection of single storey rear extension and rear access ramp
Address: 236 Brantingham Road, Manchester, M21 0QZ
Ward(s): Chorlton Ward

Applicant: Ms Lena Martin
Agent (if any): Mr Neil Brickles, Manchester City Council
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23rd June 2025



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 April 2025

Standard consultations:

No consultations have been printed and sent.

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 site/building relates to a two storey semi detached dwelling house in the Chorlton ward area of Manchester. The site features a single storey outrigger and square bay window on the rear elevation. Gardens are to the front and rear with access along the side.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

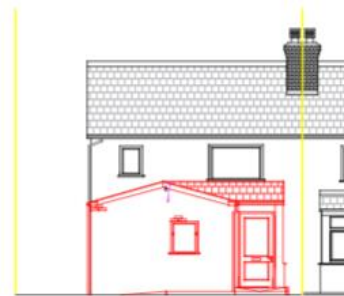
The area is predominantly residential in nature.

Description of development

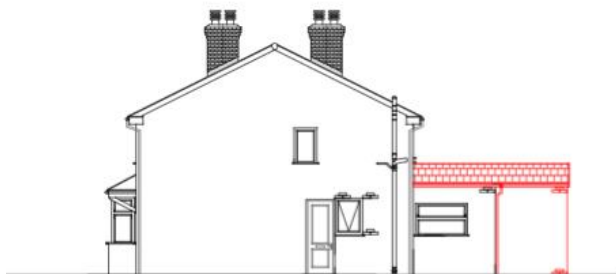
The applicant proposes the erection of a single storey rear extension and rear access ramp. This would provide additional living space.



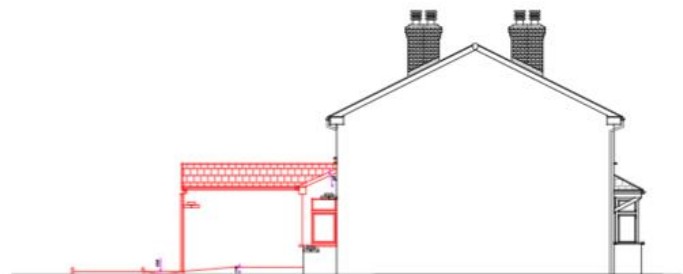
Front Proposed Elevation
No visual change



Rear Proposed Elevation



Side Proposed Elevation
Viewed from 234 Brantingham Road



Side Proposed Elevation
Viewed from 238 Brantingham Road

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. One letter of objection received as a result of the proposal. Summary of comments as follows:

- We have no objections to the principle of an extension at this property.
- Concern around the provision of drainage, specifically towards the boundary of the attached neighbouring property
- The proposed rear elevation shows a new gabled roof which is pitched and will drain towards the neighbouring property. The proposed ground floor plan does not indicate provisions for how this will drain, and does not include provisions for connecting drainage on this side of the roof to the existing assumed drainage run on the other side of the proposed extension.
- An ACO drain at the rear door threshold is included in proposed plans, but it also does not indicate where and how this water will be discharged, as it does not include provisions for connecting the ACO drain to the existing assumed drainage run on the far side of the proposed extension.
- The planning flood risk map show these properties are at risk of surface water flooding (Flood Zone 2), and surrounding soil is has a high clay content and offers poor drainage.

- Considering the pre existing flood risk and soil drainage issues, the concern is that without adequate drainage specified, that there is an increased risk of surface water flooding affecting the attached neighbouring property.
- We would expect this drainage to be indicated on the plans, and without this it is ambiguous how rainwater will be discharged.

Flood Risk Management - No objection, no condition required.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

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. DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes. 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.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 236 Brantingham Road

There have been no previous planning application relating to this site.

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey rear extension and rear access ramp. The resultant works would lead to accessible en-suite facilities with associated access ramp. The application has been submitted by the Manchester Equipment and Adaptations Partnership on behalf of the applicant. Concerns have been raised by a local resident with regard to flooding and drainage.

The proposed extension would be sited across the back wall measuring 2.1m and 3.490m respectively in projection encompassing the existing single storey outrigger and retaining a gap to the shared boundary with the adjoining semi detached property no. 238 Brantingham Road. The height would measure approximately 3.5m and would have a gable roof. There would be a rear facing window in the proposed extension with the existing rear window of the original rear projection being replaced with a door. It is not anticipated that there would be any overlooking or loss of privacy afforded by the position of the glazing on the rear

It is not anticipated that the introduction of a single storey extension in this location would provide any undue harm on the occupiers of properties either side of the application site, particularly as the properties either side of the application site have existing rear projections close to the boundaries.

The extension is required for the use by a disabled resident to allow additional living accommodation and therefore complies with DC1.5 of the UDP. It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the area has been retained, the appearance is considered to be acceptable and its impact upon visual amenity is considered negligible.

In this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Access Ramp

The applicant is proposing the installation of an access ramp to the rear of the property. It is considered that the ramp together with the proposed extension would retain adequate amenity space to the property. The ramp would allow access and egress to the rear of the property and would include handrails for support along the ramp.

It is considered that the ramp occupies a relatively small footprint at the rear and is not thought to impact the residential amenity of surrounding residents as it won't overshadow or overlook the neighbours' gardens or houses due to the height of the ramp and distances between properties.

Although an objection has been received from a local resident notified of this application, they do not have concerns regarding the actual extension and more in relation to the element of flood risk within the site due to the site being within a Flood Zone 2 area. This has been addressed further in the body of the report under the Flood Risk heading. The development benefits the needs of a disabled user residing at the property and requires access to and from the property, therefore in this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 (in particular policy DC1.5).and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials as specified in the application form. It is believed that the proposed works would not detract from the character and appearance of the property and the design of the works would complement host dwelling.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Waste management

The storage of bins is not affected by this proposal as adequate space to the rear is retained. Therefore, the bins would accord with policy EN19 of the Core Strategy.

Flood Risk

Concerns were raised by a local resident relating to flooding. The property falls within the borders of flood risk 2 area. The applicants submitted a Flood Risk assessment which is considered to be satisfactory. An informative has been attached due to the culvert being within close proximity to the site. Flood risk do not require a condition to be attached as the Flood Risk Assessment submitted on the 16th June 2025 is considered to be satisfactory.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal complies with the above policies; it received no objections, and the City Council recognises the importance of adapting homes to suit changing household needs and accommodate disabled residents. The single storey rear extension and ramped access would improve the safety and comfort of the dwelling for the resident, allowing them to remain independent in their own home, therefore development may commence in accordance with the following conditions.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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. No significant problems have arisen during 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:

Received on 11th February 2025 As drawn by Neil Brickles Proposed Elevations

Received on 11th February 2025 As drawn by Neil Brickles Proposed Ground Floor Layout

Received on 11th February 2025 As drawn by Neil Brickles Proposed Detailed Drawing

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 hereby permitted shall match those as specified on the application form in type, size, colour and texture.

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 policy DM1 of the Manchester Core Strategy.

4) The development hereby approved shall be carried out in line with the submitted Flood Risk Assessment received 16th June 2025.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required.

Appendix 1 – List of consultees & neighbours notified

179 Manley Road, Manchester, M21 0GY

234 Brantingham Road, Manchester, M21 0QZ

177 Manley Road, Manchester, M21 0GY

175 Manley Road, Manchester, M21 0GY

238 Brantingham Road, Manchester, M21 0QZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA