

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142213/FH/2025
Date registered valid: 20 February 2025
Proposal: Erection of single storey side and rear extension to form additional living accommodation
Address: 15 Brookthorpe Avenue, Manchester, M19 1AD
Ward(s): Burnage Ward

Applicant: Mr Z. Saddique
Agent (if any): Mr Stephen Nicholls, Richmond Consultants
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16th April 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: 8 April 2025 Expired: 15 April 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 brick built semi-detached property in the Burnage ward area of Manchester. The property has a fronted bay window with canopy across the front elevation and entrance. The property benefits from a front and rear garden and hardstanding driveway with access along the side. A small single storey outrigger is present on the rear and a canopy is situated along the side elevation. The site is bounded by timber fencing with hedging and soft landscaping.



Listed building: Not applicable

Conservation area: Not applicable

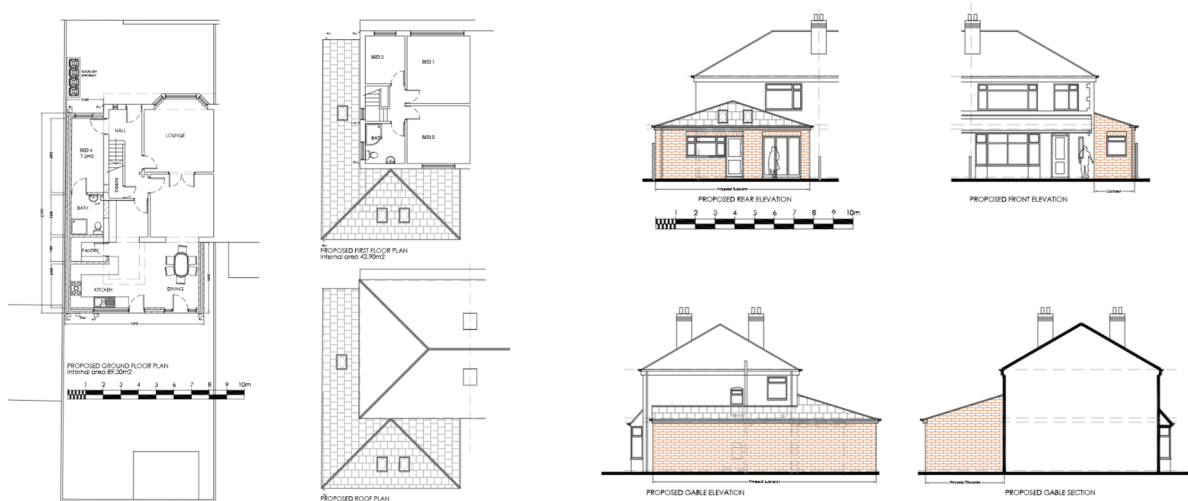
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension to form additional living accommodation.



Consultations & Notification Responses

Local residents, as per Appendix 1 - Two letters of objection from one resident received in relation to the original submission. Summary of comments as follows:

- Loss of privacy and being overlooked
- Sense of enclosure/being hemmed in
- The window of the kitchen in the new extension will overlook
- Design/appearance may look too dominant compared to the original house and other surrounding houses. No other house has such a large extended extension.
- Gardens are different in sizes; therefore, the extension will impact on privacy.
- The plans want to extend four metres from the original house, the impact is too close
- Semi detached houses can extend three metres without permission, I feel that would be enough.

Renotification responses

Local residents, as per Appendix 1 – One letter of objection from one resident received in relation to the updated plans with the same concerns.

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

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 changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 15 Brookthorpe Avenue

123848/FH/2019- Erection of a part single, part two-storey side and part-single, part two-storey rear extensions to provide additional living accommodation. This application was approved on 8 August 2019

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey side and rear extension to form additional living accommodation. Objections were raised by a local resident as summarised above in the consultation and notification responses. Following raised concerns by the City Council, the applicant amended the proposal, the first floor side element has been removed from the scheme although the City Council suggested a 2.0m setback only. This is an acceptable change.

The extension would be set back slightly from the front wall of the house to a width of 2.1m, extending rearwards with a projection beyond the rear wall measuring 4.0m. The extension would wrap around the property extending across the rear up to the shared boundary with the adjoining semi detached property no. 13 Brookthorpe Avenue retaining a small gap measuring 500mm to the shared boundary. The extension encapsulates the existing outrigger to form a large kitchen/dining space.

The roof would be hipped with the inclusion of 2 x no. roof lights on the rear. The proposal would see the installation of a window on the front; no windows on the side and windows and doors on the rear elevation.

In relation to concerns raised in terms of overlooking and loss of privacy, there are no windows proposed on the side of the proposal, however windows are present on the front and rear with doors overlooking the rear garden. Windows in the rear elevation are not considered to provide

any further view than what is already existing from the current rear windows in the property, separation distances are appropriate.

Although the projection on the rear measures 4.0m, given that the proposal is stepped away from the shared boundary and at a considerable distance to the rear boundary, it is considered that the introduction of a 4.0m projection in this location would not be considered to be a harmful addition with regards to loss of light or overbearing impact. Furthermore, the adjoining semi detached property has a rear projection next to the shared boundary.

It is considered that in this instance, this is an acceptable addition to the property and would not provide an impact within the street scene or upon the occupiers of surrounding properties.

The extension would be visible from the public highway and therefore would be a feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. Single storey side and rear projections are commonplace within the area. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, given the development's height, projection and relationship to adjacent properties, it is considered that the proportions of the extension to the side and rear are acceptable and can be acceptably accommodated at the application property. The footprint is not considered to create a bulky or disproportionate scale addition to the property. In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Scale and Mass

The size and footprint of the proposal is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The first floor element of the proposal has been removed which helps reduce any potential massing along the side of the host dwelling. It is therefore considered that the design, scale and appearance of the proposed changes are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design and appearance

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 brick and tile as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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

Bins

The bins will be stored behind a bin enclosure and the front of the property screened from within the street scene and therefore, the proposal complies with Policy EN19 of the CS.

Vehicular access and car parking

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore not affected by this proposal.

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

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. 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 4th April 2025 numbered BA-102 Proposed Floor and Roof Plans

Received 4th April 2025 numbered BA-103 Proposed Elevations

Received 4th April 2025 Bin store details

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.

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) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

83 Burnside Drive, Manchester, M19 2NA
85 Burnside Drive, Manchester, M19 2NA
81 Burnside Drive, Manchester, M19 2NA
13 Brookthorpe Avenue, Manchester, M19 1AD
6 Brookthorpe Avenue, Manchester, M19 1AD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA