

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141958/FH/2025
Date registered valid: 21 January 2025
Proposal: Erection of single storey side and rear extension to form additional living accommodation
Address: 20 Brynton Road, Manchester, M13 0GY
Ward(s): Rusholme Ward

Applicant: Mr M Mazhar
Agent (if any): Mr Dean King NK Architectural
Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 February 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 January 2025 Expired: 17 February 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a two storey pitched roof semi-detached dwellinghouse in the Rusholme ward of Manchester. The site is within a predominantly residential area of houses of similar type. The application dwellinghouse benefits from amenity space along the front side and rear. There an existing drop kerb along the frontage, which appears to facilitate on-site car parking along the common shared boundary with no. 18 Brynton Road.



(Officer's site visit 11.02. 2025)



Birchfields Road (the A34) and Birchfields Park - a recreational open space are broadly to the west of the site, with Dickenson Road (the A6010), to the north, offering a mix of commercial uses, retail, takeaways, office uses and transport connectivity.

Site History

- 140545/FH/2024 - Erection of single storey side and rear extension, and single storey extension to front elevation, APPROVED 09/09/2024.

Description of development

The submitted plan proposes a single storey side and rear extension to form additional living accommodation.

Upon assessment of the submitted information, it would appear that this application is in-part a re-submission of planning permission (ref. no. 140545/FH/2024) - the approved single storey side and rear extension element . The only change is that the approved single storey side and rear extension comprised of a flat roof; whilst the application under consideration proposes a combined pitch to hip roof configuration; together with windows along the side and rear roof elevations.

In terms of the submitted plan, it would effectively result in a single storey wrap-around extension, which would be flush with the front building line of the original dwellinghouse; whilst being stepped away from the common shared boundary with no. 22 Brynton Road to leave a small gap of approximately 100mm from this boundary. It would measure approximately 2363mm wide along the front elevation. It then projects approximately 11189mm deep along the common shared boundary with no. 22 Brynton Road; then comes forward of the common shared boundary with no. 18 Brynton Road approximately 10750mm wide, then returns forward of the rear building line of the original dwelling approximately 4000mm deep whilst leaving a small gap of approximately 100mm from this boundary. It would comprise of a combined pitch to hip roof configuration (with the maximum proposed height of the roof measuring approximately 3493mm) and it would include 1no. door along the front elevation, 2no. windows along the side roof elevation, 3no. windows along the rear roof elevation; together with further windows and 2no. doors along the rear elevation. It is intended to use materials matching the existing house.

Consultations & Notification Responses

1. Local residents / public opinion

Occupiers of properties surrounding the application site were notified of the proposal. No comments were received.

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (December 2023)

The central theme to the revised NPPF is to achieve sustainable development. The government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF. Relevant to this application is:

- Chapter 12: Achieving well-designed places.

2. Places for Everyone (2022 - 2039)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies in relation to jobs, new homes and sustainable growth for nine of the 10 boroughs which make up Greater Manchester. The Plan and its policies are a material planning consideration in the determination of planning applications, and therefore be given significant weight in the planning balance. The following policy is considered to be relevant:

- JP-P1 - Sustainable Places

3. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

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

4. Unitary Development Plan (UDP), (1995) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 for Residential Extensions is still considered of relevance.

5. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007:

- Chapter 2: Design

ISSUES

Principle of development

The principle of extending one's home is generally acceptable in circumstances where there is no overriding unduly harmful impact upon either the character of the property, or upon the visual and residential amenity of neighbouring occupiers. Notwithstanding these factors, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey side and rear extension) - In this instance, the application under consideration is in-part similar to previous planning permission (ref. no.140545/FH/2024). The previously approved single storey side and rear extension comprised of a flat roof design. The application under consideration proposes a combined pitch to hip roof configuration, together with windows along the side and rear roof elevations. On this basis, and on balance, it is considered that the proposed combined pitch to hip roof configuration; together with windows along the side and rear roof elevations would not materially harm the original dwellinghouse. It would be a sympathetic addition to the character of the property and would not adversely impact on the general area; whilst introducing modern design concepts, such as the proposed windows along the roof elevation; and therefore, subject to planning conditions, it is considered that the proposal could be accommodated in this location in this instance; pursuant with The Manchester Core Strategy Development Plan Document Policies EN1, SP1 and DM1 and saved Policy DC1 of the Unitary Development Plan.

Impact of works (Design and appearance) - The proposed development is considered to be acceptable in terms of design and appearance and would not unduly harm the character of the building or the general area. It is also intended to use matching materials, which is considered acceptable; pursuant with the requirements of Core Strategy policies DM1 and EN1 and saved UDP policy DC1.

Impact of works (Waste management) - The existing arrangement would be affected as the existing side access would be lost to accommodate the proposed extension. It is therefore intended to provide a covered bin store in a specified location along the front garden, which is considered acceptable; pursuant with The Manchester Core Strategy Development Plan Document policy DM1, EN19; and saved policy DC1 of the Unitary Development Plan.

Impact of works (Car parking) - The existing arrangement would be unaffected by the proposal; pursuant with The Manchester Core Strategy Development Plan Document Policy DM1 and saved Policy DC1 of the Unitary Development Plan.

Conclusions - For the reasons outlined above, and on balance, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (2021) chapter 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and policy JP-P1 - Sustainable development of Places for Everyone (2022 - 2039).

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

The local Planning Authority in its decision has had due regard for 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. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 21 January 2025.
- Location Plan and Proposed Site Plan with application site edged in red, drawing number A105, received by the City Council as the Local Planning Authority on 21 January 2025.
- Existing & Proposed ELEVATIONS, drawing number A101, received by the City Council as the Local Planning Authority on 21 January 2025.
- Existing & Proposed GROUND AND FIRST FLOOR GA PLAN, drawing number A100, rev A, received by the City Council as the Local Planning Authority on 24 February 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies SP1 and DM1 of the Core Strategy (2012).

3) The external facing materials to be used on the development hereby approved shall match those of the existing outbuilding in terms of type, colour, texture, scale, pointing and coursing and as stated on the approved drawings.

Reason - To ensure that 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 policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on:

- Location Plan and Proposed Site Plan with application site edged in red, drawing number A105, received by the City Council as the Local Planning Authority on 21 January 2025.
- Existing & Proposed ELEVATIONS, drawing number A101, received by the City Council as the Local Planning Authority on 21 January 2025.
- Existing & Proposed GROUND AND FIRST FLOOR GA PLAN, drawing number A100, rev A, received by the City Council as the Local Planning Authority on 24 February 2025.

Reason - In the interest of residential amenity, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policy DM1 of Manchester's Local Development Framework: The Manchester Core Strategy (2012).

5) Wheeled bins shall be stored along the front garden, in the specified location and enclosed timber frame bin store and as shown on: Existing & Proposed GROUND AND FIRST FLOOR GA PLAN, drawing number A100, rev A, received by the City Council as the Local Planning Authority on 24 February 2025, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of residential and visual amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of the Core Strategy (July 2012).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this is use by a single person or by people living together as a family.

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

1 Hetton Avenue, Manchester, M13 0GS
30 Copthorne Crescent, Manchester, M13 0GZ
3 Hetton Avenue, Manchester, M13 0GS
22 Brynton Road, Manchester, M13 0GY
21 Brynton Road, Manchester, M13 0GY
19 Brynton Road, Manchester, M13 0GY
18 Brynton Road, Manchester, M13 0GY
32 Copthorne Crescent, Manchester, M13 0GZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA