

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141342/FH/2024

Date registered valid: 25 November 2024

Proposal: Erection of a single storey rear extension and associated canopy; installation of external wall insulation with associated works to main roof eaves; installation of air source heat pump and amendments to north-eastern boundary treatment

Address: 7 Brookburn Road, Manchester, M21 8FF

Ward(s): Chorlton Ward

Applicant: Danielle Peet & Ben Jewell

Agent (if any): Ms Jo Sharples Editional Studio

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17/01/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08/01/2025

Standard consultations:

Printed: 6 December 2024 Expired: 29 December 2024

Neighbour notifications

Printed: 6 December 2024 Expired: 29 December 2024

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 semidetached class C3 dwellinghouse on Brookburn Road in Chorlton. The house is built from red brick with slate roof tiles and features a small front yard, and a garden to the rear with an existing single storey outrigger.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Brookburn Road is a residential street within the Chorlton Ward, the site is predominantly residential in terms of its character consisting of residential dwellings, with the exception of Ivy Bowling Green Bowls Club and Hotel and Brookburn Primary School. Chorlton Brook Woods and the Ivy Green Allotments and shops and restaurants on Beech Road are all in close proximity to the site.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension and associated canopy, installation of external wall insulation on the side and rear elevation and the installation of an Air Source Heat Pump at the rear and amendments to the boundary treatment.

Consultations & Notification Responses

MCC Flood Risk Management – No Objection.

United Utilities Water PLC – No comment received.

Environmental Health – No objection, advised conditions regarding noise and ground protection measures, both of which have been added to the decision notice.

Neighbouring Residents, as per appendix 1 – No comments or objections received in relation to the proposal.

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 EN4: Reducing CO2 emissions by enabling low and zero carbon development

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
- Policy D26: Development and noise

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:

- JP-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.

Principle

The submitted application is for the erection of a single storey rear extension and associated rear canopy to provide additional living accommodation, in addition to installing an air source heat pump and external wall insulation at the side and rear. This is considered acceptable in principle as many people prefer to alter or 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 alteration 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 development is deemed to accord with saved policy DC1 of the UDP and policies DM1, SP1 and EN4 of the Manchester Core Strategy.

Sustainability and Carbon Emissions Reduction

The proposal would generate and lead to an increased reliance on green / renewable energy for use by the application property, thus according with policy EN4 of the Core Strategy and chapter 2 of the NPPF, by reducing the building's carbon footprint and emissions.

Sitting, Scale and Mass

The proposed rear extension would measure 3750mm by 1870mm with a hipped roof that has a maximum height of 3700mm, sloping down to 3315mm at the eaves, and a further 2820mm at the eaves of the associated canopy. The extension would infill the area between the outrigger and main house, it would not project out beyond the existing side or rear wall of the property, as such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

The Canopy would project out by 1170mm and span the width of the rear of the property at 5790mm, it would have glazed panels supported by timber beams, it would extend up to the boundary line with no.5. The external insulation on the sides and rear wall would measure 150mm in width, with the roof extended by 150mm to cover the external wall insulation, The 150mm projection is considered to be minor in scale and would not drastically change the proportions of the property.

Residential Amenity

Given that the extension would be single storey with a maximum roof height 3700mm sloping down to 3315mm towards the boundaries, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, the use of glazed panels on the canopy will further reduce the potential for overshadowing and loss of light.

There is a glazed door, and a window proposed on the ground floor rear elevation, with relocated window on the first-floor rear. The side elevations would feature 1no. bifold windows whilst the roof would feature 1no. large rooflight. It is not anticipated that the new glazed doors or windows would cause any privacy issues for the residents or neighbours. As a mitigating measure, the proposal also includes 300mm trellis above the walls with the neighbour to further provide privacy to neighbours. The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

The ASHP would be raised by 350mm for floor protection and placed adjacent to the boundary with the adjoining neighbour, it would be partially covered by the rear canopy. It is understood that the ASHP should not give rise to issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy, nor should it introduce a visually overbearing feature within the locale. Therefore, it is considered acceptable as it is believed to have a minimal impact upon the residential amenity of the area, in accordance with policies SP1 and DM1 of the Core Strategy.

Design and Visual Amenity

The proposed addition would be finished in insulating timber cladding with timber framed windows and doors painted green to finish. The proposed canopy would be constructed with timber support beams, painted green to match the doors and windows, with glazing above. The extension would not be visible from the highway and the canopy would only be partially visible due to the large set back from the front of the property. The design and appearance of the 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 considered to be minor.

The proposed external insulation would be 150mm thick and covered in white lime render, the insulation would only be on the side and rear elevation, with the front of the property making use of internal insulation to protect the character of the area and the street scene. Given the insulation would not be largely visible from the street scene, it is not considered to cause harm on the appearance of the property and wider area.

The ASHP would be the Midea MHC-V10 model and would feature the following dimensions: 410mm in height, 1385mm in depth and 945mm in width. The proposal would not be visible from a public highway or footpath and, as such, would not form a visual feature within the street scene or public realm. Thus, the proposal would have a no impact upon the visual amenity of the area and would not cause any harm to the character and appearance of the host dwellinghouse, in accordance with policies SP1 and DM1 of the Core Strategy.

Noise

The proposal would exceed the permitted development noise limit (of 42dB) (A). As the adjoining and neighbouring properties are within 3m of the proposed ASHP consideration must be given to the proposals potential to cause noise pollution to these properties. As per Environmental Health's feedback, a pre-commencement condition has been attached to the decision notice to ensure a noise impact survey is carried out and approved by the City Council to ensure the noise of the units does not create levels of harm for neighbouring properties. This condition should also address the concerns raised in the objection to the proposal.

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 noise and sustainability as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1, EN4 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 - Location Plan, 22 October 2024.
- b. Drawing – Plans and Elevations Drawing pack – Rev C – 03 December 2024.
- c. Drawing – Site Plan – Ref: 089_L11_01_A – 13 November 2024.

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 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 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. Acoustics:

- a) a) Prior to commencement of the use of the air source heat pump hereby approved the scheme for acoustic insulation shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
- b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

6. GAS01

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 50 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

MCC Flood Risk Management
United Utilities Water PLC
Environmental Health

17F Lawngreen Avenue, Manchester, M21 8FH
17C Lawngreen Avenue, Manchester, M21 8FH
15F Lawngreen Avenue, Manchester, M21 8FH
15C Lawngreen Avenue, Manchester, M21 8FH
13F Lawngreen Avenue, Manchester, M21 8FH
13C Lawngreen Avenue, Manchester, M21 8FH
11F Lawngreen Avenue, Manchester, M21 8FH
11C Lawngreen Avenue, Manchester, M21 8FH
9 Brookburn Road, Manchester, M21 8FF
5 Brookburn Road, Manchester, M21 8FF
Brook House, Brookburn Road, Manchester, M21 8EH
17E Lawngreen Avenue, Manchester, M21 8FH
17D Lawngreen Avenue, Manchester, M21 8FH
17B Lawngreen Avenue, Manchester, M21 8FH
17A Lawngreen Avenue, Manchester, M21 8FH
15E Lawngreen Avenue, Manchester, M21 8FH
15D Lawngreen Avenue, Manchester, M21 8FH
15B Lawngreen Avenue, Manchester, M21 8FH
15A Lawngreen Avenue, Manchester, M21 8FH
13E Lawngreen Avenue, Manchester, M21 8FH
13D Lawngreen Avenue, Manchester, M21 8FH
13B Lawngreen Avenue, Manchester, M21 8FH
13A Lawngreen Avenue, Manchester, M21 8FH
11E Lawngreen Avenue, Manchester, M21 8FH
11D Lawngreen Avenue, Manchester, M21 8FH
11B Lawngreen Avenue, Manchester, M21 8FH
11A Lawngreen Avenue, Manchester, M21 8FH

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) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA