MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141280/FH/2024
Date registered valid:	18 October 2024
Proposal:	Erection of single storey side extension
Address:	7 Brooklands Gardens, Manchester, M23 9SW
Ward(s):	Brooklands Ward
Applicant:	Master Zachary Baker
Agent (if any):	Mr Richard Harris, Manchester City Council
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	28 November 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22nd November 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 28 October 2024 Expired: 18 November 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 property that is the subject of this householder application is a single storey bungalow. It is one half of a pair of semi-detached bungalows. There is garden area to the front side and rear, and off- road parking for 1 vehicle. The property currently comprises of a lounge, kitchen, bathroom and two bedrooms. The property is located part way along the small cul-de-sac which has a total of seven bungalows.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential with Maple Wood located to the south of the proposal site.

Description of development
The proposed development is to create an additional bedroom as a disabled adaptation for a member of the family and relocate and enlarge the family bathroom to make it accessible.

Consultations & Notification Responses
Local residents were informed-no representations have been received.

Issues

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o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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.
o 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 EN 19 - Waste Management
o Policy SP1 - Spatial Principles
o The National Planning Policy Framework (NPPF)

Places for Everyone Greater Manchester Joint Development Plan (March 2024) Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.
The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.
The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.
For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

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. These policies are also 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 the existing and future occupants.

The principle of extending a residential property in an established residential area to provide enlarged or improved residential accommodation is considered acceptable subject to further assessment to ensure that there is not a detrimental impact upon the property itself or the character within which it is located 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 to indicate otherwise.
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
There are no previous applications that relate specifically to number 7 Brooklands Gardens.

Residential / Visual Amenity
The applicant is seeking planning permission for the erection of a single storey extension to the side of the property for a disabled family member. The proposal has been designed by the Manchester equipment and adaptations team.

The proposed extension would be sited on the side and would be set back considerably from the property frontage and would have a width of 3m with a depth of 7m running alongside the property and would retain a gap to the boundary fence along the common boundary with numbers 1 and 3 Lymmington Drive of 0.9m. The maximum height would measure approximately 4.4m and would be 2.5m to eaves with a dual pitch roof. There is one window along the common boundary that would serve the bathroom, however this would be obscurely glazed and would have a condition to that effect attached to any consent granted, the other window that would serve the new bedroom would be on the rear of the property overlooking the applicants' own garden.

It is not anticipated that the introduction of a single storey extension in this location would have a detrimental impact upon the level of residential amenity currently enjoyed by the neighbouring properties. 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 accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The extension would be visible from the public highway however this would not be highly visible given its location, and is setback from the property frontage, and therefore would have limited views from within the street scene. It is not considered that the proposal would have a detrimental impact upon the character of the property or the area within which it is located.

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, is set down from the existing roof line and is 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 is similar to other developments. 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 materials to match the existing property and again will be a condition to that effect will be attached to any consent granted.
It is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and is considered acceptable.

Waste management
There will be sufficient space retained for the waste bins to be brought kerb side on collection day, and as such the proposal accords with policy EN19 of the Core Strategy.

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 vehicular 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 polices 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 / Agent in a positive and proactive manner in order to guide the Application through all stages of the Planning process, in this instance no issues have arisen and the application has been determined in accordance with both national and local policies, and in a timely manner.

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:
Proposed Floor Layout received 18th October 2024
Proposed Elevations received 18th October 2024
Location Plan received 18th October 2024

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, including patching in and mortar, 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) Before first occupation the window in the ground floor southern (side) elevation 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.

5) 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 the approved drawings.

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).

Appendix 1 – List of consultees & neighbours notified

30 Carrswood Road, Manchester, M23 9HQ
32 Carrswood Road, Manchester, M23 9HQ
6 Brooklands Gardens, Manchester, M23 9SW
5 Brooklands Gardens, Manchester, M23 9SW
3 Lymington Drive, Manchester, M23 9HT
15 Lymington Drive, Manchester, M23 9HT
9 Lymington Drive, Manchester, M23 9HT
5 Lymington Drive, Manchester, M23 9HT
7 Lymington Drive, Manchester, M23 9HT
13 Lymington Drive, Manchester, M23 9HT
11 Lymington Drive, Manchester, M23 9HT
1 Lymington Drive, Manchester, M23 9HT
28 Carrswood Road, Manchester, M23 9HQ

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