

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140836/FH/2024

Date registered valid: 26 September 2024

Proposal: Erection of a part single, part two storey side extension and associated roof alterations and elevational alterations, together with the erection of a single storey garage at the rear of the property following demolition of existing garage.

Address: 9 Brooklands Road, Crumpsall, Manchester, M8 4JH

Ward(s): Crumpsall Ward

Applicant: Mr Balwinder Singh Kasbia

Agent (if any): Mr Talat Zeria, HSH Engineering Design Service Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 November 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 October 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 October 2024 Expired: 22 October 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 9 Brooklands Road within the south Manchester ward of Crumpsall. The application site relates to a semi-detached, two storey, hipped roof dwellinghouse with existing part single part two storey side extension offering a 2nd entrance into the dwellinghouse (although no planning history can be found for the extension). The property sits within an extensive plot which consists of hard landscaping to the front, side and rear, and a grassed garden area to the front and rear. The property benefits from a detached garage to the rear of the site. Communal garages relating to Hilltop Court to the east of the site sit against the eastern boundary of the site.

Description of area

The surrounding area is residential in nature, with Middleton Road to the east of the site.

Description of development

The submitted application seeks planning permission for the erection of a part single, part two storey side extension and associated roof alterations and elevational alterations, together with the erection of a single storey garage at the rear of the property following demolition of existing garage.

The part single storey side extension would adjoin the existing side extension at the site and would sit flush with the primary elevation of the host property. At the largest point, the part single storey side extension would have approximate dimensions of Height: 3 x Length: 8.9 x Width: 2.4 metres. The part two storey side extension would be set back from the primary elevation of the host property by 1 metre and again adjoin to the existing side extension at the site. At the largest point, the proposal would have approximate dimensions of Height: 7 x Length: 7.9 x Width: 2.4 metres.

The extension would involve the insertion of two windows within the front elevation.

The roof form of the host property would be converted from a hip to gable roof and the same roof form would be mirrored within the proposed side extension.

Elevational alterations to the host property would take the form of the insertion of a door within the side elevation of the host property.

The existing garage to the rear of the site would be demolished and a larger outbuilding constructed. The outbuilding would be sited in the same position and would have approximate dimensions of Height: 4 Length: 7.2 x Width: 6.7 metres. The structure would involve the insertion of a metal shutter to the front elevation and have a personnel door within the side elevation facing in the direction of the applicant's rear garden.

Materials to be used for the proposal would match the host property, except the garage which would have a metal shutter to the front elevation.

Negotiations during the Course of the Application

The initial plans provided for review gave rise to concerns as the proposal would have resulted in a side extension with no sense of subserviency. The proposed front elevation window arrangements was also amended to better create vertical alignment. Subsequent revised plans were created which were considered to overcome issues raised.

The description of development was amended to addition of a door within the side elevation of the host property.

The scale of the proposed site plan submitted was incorrect and a revised site plan was submitted for review.

Planning History

137493/FO/2023- Erection of single storey outbuilding to form ancillary living accommodation. Withdrawn 6 September 2023.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one response was received. Concern was raised in regard to the application giving rise to significant loss of light implications to a neighbouring property.

Issues

POLICY

The National Planning Policy Framework (December 2023)

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):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed and beautiful places.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),
Policy SP1 (Spatial Principles),
Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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 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 full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of a part single, part two storey side extension and associated roof alterations and elevational alterations, together with the erection of a single storey garage at the rear of the property following demolition of existing garage. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. The side extension would extend the built form of the existing two storey side extension at the site. 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 extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Part single, part two storey side extension and associated roof alterations and elevational alterations:

Given the side extension, associated roof alterations and elevational alterations would not come forwards of the existing primary or rear building line of the host property. As such, the adjoining semi, no.11 Brooklands Road would not be impacted by any adverse amenity implications as a result of the proposal.

The side extension would result in additional built form to the side of the property and the part single storey element would sit flush with the primary elevation of the host property and the first floor would be set back by 1 metre from the primary elevation of the host property. As such, there would not be any built form coming closer to the eastern boundary of the site as is currently the case- retaining an approximate 4.8 metre gap. The neighbour closest to the eastern boundary relates to the flat complex of Hilltop Court. During the course of the application, one neighbour from the flat block commented with an objection to the scheme on the grounds of adverse loss of light as a result of the proposal. Whilst it is acknowledged the resultant roof form of the property and extension with gabled roof would increase the bulk and massing of the roof form, this would be mostly felt at ground floor level within the applicant site. An approximate 24 metre gap would be retained between the windows from the flat block closest to the applicant site and the resultant built form. Given the distance separating the two and given the existing orientation of the properties in the streetscene, the proposal is not considered to give rise to loss of light implications, to the detriment of residential amenity. The revised scheme with the set back at first floor level and lowering of the ridge height of the extension is also considered to further reduce any harm.

No additional windows would be inserted at first floor level within the side extension and so the proposal is not considered to give rise to any adverse privacy implications to the flat complex to the east.

The proposal would involve the insertion of a door within the side elevation of the host property, however, as this is ground floor level, this would not give rise to any adverse privacy implications to the flat complex. A condition would be placed on any approval granted restricting the further insertion of windows and doors, beyond those approved within this consent.

The proposal would be visible from within the streetscene of Brooklands Road. Although it is noted the change to the roof form of the host property from a hip to gable and a gable side extension would alter the bulk and massing of the roof form, given the spacious applicant plot and the set back of the property from the road, it is not considered the proposal would result in an overbearing feature to the streetscene. Further, the side extension would be set back by 1 metre at first floor level and the roof of the side extension would be lower than that of the host property. As such, the level of subserviency proposed ensures the proposal does not result in a visually detrimental feature, to the harm of residential amenity.

Erection of a single storey garage at the rear of the property:

The existing garage at the rear of the site would be demolished and a larger garage would be constructed in the same position. Proposed plans indicate the outbuilding would be used as a garage which is considered a suitable use to support the living requirements of the applicant. However, a condition would be placed on any approval granted for the garage only ever to be used for incidental purposes for the host property. This is considered necessary to protect the amenity of the applicant and neighbouring properties.

Due to the proposed siting of the garage, the neighbours to the east would not be impacted by the proposal. Whilst the larger outbuilding may be visible from the rear garden of the adjoining semi, given the structure would have a height of 4 metres and be sited 6 metres from the common boundary between the two properties, it is not considered to create an overly large structure and the insertion of the door within the side elevation would not give rise to any adverse privacy implications to this neighbour.

Similarly, no.60 Cedric Road is not considered to be adversely impacted by this feature given the suitable height and form of the structure.

Overall, the proposal is not considered to give rise to any adverse visual/ residential amenity implications given the spacious nature of the plot, the form of the proposal and given the use of appropriate conditions. As such, the proposal is considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design and Appearance

Part single, part two storey side extension and associated roof alterations and elevational alterations:

DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. The proposal shows a setback of 1 metre from the primary elevation at first floor level, has a lowered roof than that of the host property, and is set away from the eastern boundary of the site by 4.8 metres. As such, the proposal is considered pursuant to Policy DC1.4 of the UDP.

Given the hip to gable roof conversion that is proposed for the host property, the introduction of the gable roof form of the side extension is considered acceptable given it would match the host property and the impacts in terms of amenity would be considered acceptable. Further it is to be

noted that hip to gable roof conversions to dwellinghouses can be achieved through the route of Permitted Development and as such, development of this type is accepted as an appropriate and common roof alteration.

Erection of a single storey garage at the rear of the property:

The garage would have a width of 6.7 metres and would be sited within the rear amenity space of the applicant property. Although the proposed garage would be larger in size than the existing, given the extensive nature of the plot, the garage is considered to be appropriately accommodated within the amenity space and therefore considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

Materials:

Materials to be used have been listed in detail previously in the report and would match the host property where appropriate. This is considered acceptable and would be conditioned accordingly within any approval granted.

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.

Car Parking

Off street parking would not be impacted by the proposal.

Bin Storage

No change to bin store arrangements would occur as a result of the proposal.

Conclusion

Overall, the revised scheme proposed does not create any significant impact in terms of visual or residential amenity, and appropriate conditions would be attached to any approval granted. The design and appearance is in keeping with the character of the property and local area and the revised scheme with lowered roof form and set back ensures the extension is viewed as a subservient feature. The proposal is therefore considered acceptable with provisions within the NPPF, JP-S1 for Places for Everyone, UDP policy DC1 and Core Strategy policies SP1, EN1 and DM1.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, a revised plan was supplied which was considered to overcome issues raised, and appropriate conditions have been attached to the approval granted.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 22 August 2024.

-Drawing- Site Plan- Proposed Site Plan & Elevations, numbered 07A, stamped as received by the City Council as Local Planning Authority on 22 October 2024.

-Drawing- Proposed- Ground & 1st Floor Plans, numbered 05D, stamped as received by the City Council as Local Planning Authority on 28 October 2024.

-Drawing- Proposed- Elevations, numbered 06G, stamped as received by the City Council as Local Planning Authority on 30 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 Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) The detached outbuilding hereby approved shall only be used as incidental accommodation in connection with the existing residential property 9 Brooklands Road and for no other purpose.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

60 Cedric Road, Manchester, M8 4JD
10 Brooklands Road, Crumpsall, Manchester, M8 4JJ
44 Lower Brooklands Parade, Manchester, M8 4JS
38 Lower Brooklands Parade, Manchester, M8 4JS
Flat 15, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
11 Brooklands Road, Crumpsall, Manchester, M8 4JH
8 Brooklands Road, Crumpsall, Manchester, M8 4JJ
10 Bettwood Drive, Manchester, M8 4JT
8 Bettwood Drive, Manchester, M8 4JT
Flat 24, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 23, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 22, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 21, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 20, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 19, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 18, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 17, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 16, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 14, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
Flat 13, Hilltop Court, Brooklands Road, Crumpsall, Manchester, M8 4JH
42 Lower Brooklands Parade, Manchester, M8 4JS
40 Lower Brooklands Parade, Manchester, M8 4JS
12 Brooklands Road, Crumpsall, Manchester, M8 4JJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA