MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141141/FH/2024
Date registered valid:	18 October 2024
Proposal:	Erection of a two storey rear extension and single storey infill rear extension
Address:	23 Brookburn Road, Manchester, M21 8FF
Ward(s):	Chorlton Ward
Applicant:	Mr Richard Robinson, Wren Properties Limited
Agent (if any):	Mr Andy Flanagan, AXI Architecture and Interior Design Studio
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**13/11/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07/11/2024

Standard consultations:
Printed: 22 October 2024 Expired: 12 November 2024

Neighbour notifications
Printed: 22 October 2024 Expired: 12 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 proposal relates to a two-storey detached dwellinghouse on Brookburn Road. The property features an existing two storey outrigger with a garden to front and rear. The property has no off-street parking.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Street scene

Description of area

The proposal is located in a mostly residential part of the Chorlton ward of Manchester. Brookburn Primary School sits opposite. The site sits within Flood Zone 3 and the buffer zone for the historic Ivy Green Road Landfill site. The proposal also sits between the Chorlton Green Conservation Area to the North, Chorltonville Conservation to the South and the Green Belt to the West.

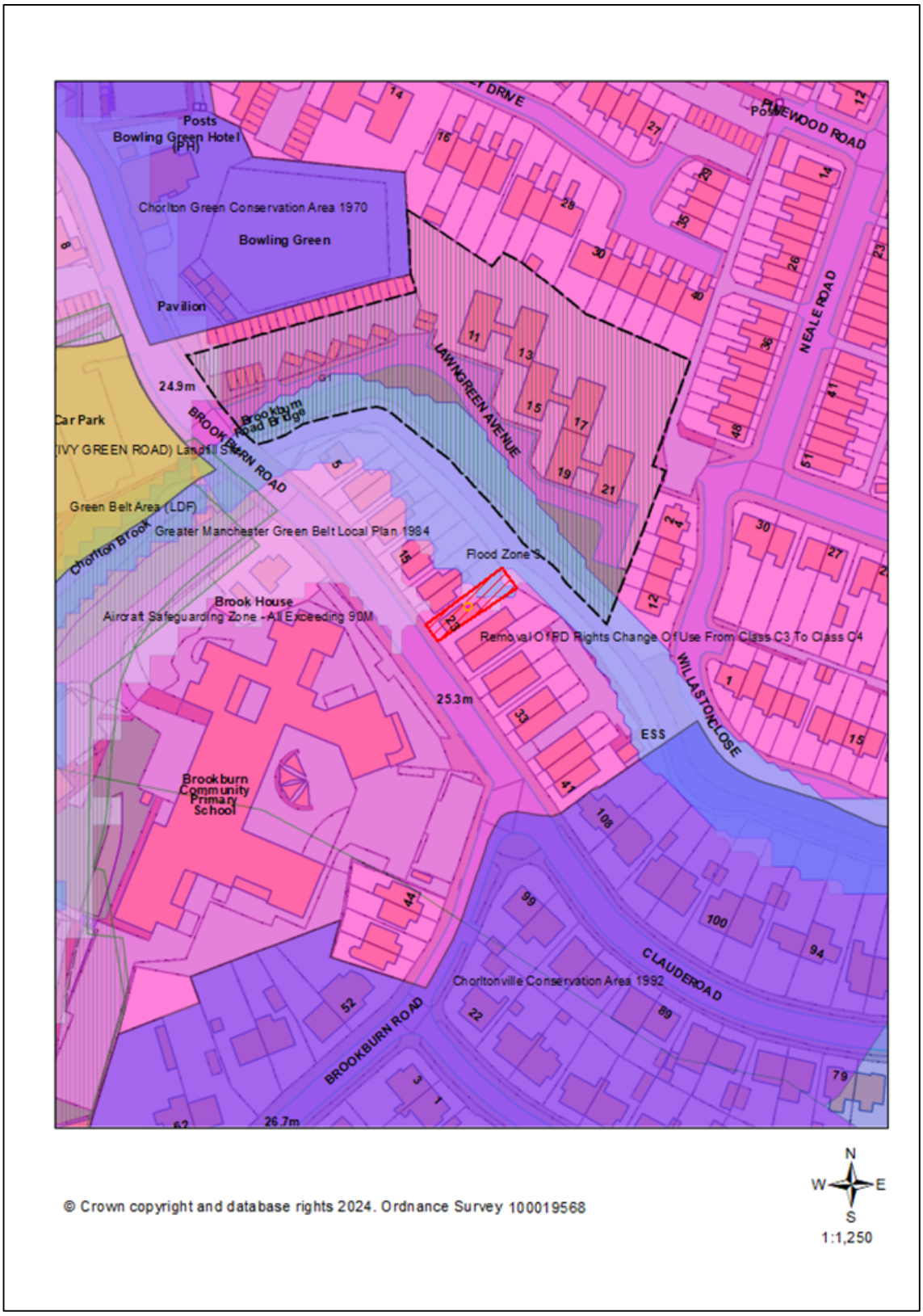


Figure 2. Location plan

Description of development

The applicant proposes the erection of a two-storey rear extension and single storey infill rear extension.

Two storey rear extension

The proposed two storey extension projects 4500mm from the existing two storey outrigger and spans 3180mm across the rear of the existing outrigger. The proposed two storey rear extension has a lower roofline that the existing outrigger but follows a similar roof pitch. The first floor adds Juliet balcony to the rear elevation. The ground floor adds rear facing large sliding doors and meets the ground floor infill extension.

Single storey infill rear extension.

The proposed single storey infill extension projects 8000mm from the existing main rear elevation to meet the proposed two storey extension. It projects 1816mm from the existing outrigger to meet the main side elevation. The proposal adds 2no new windows to the side elevation.

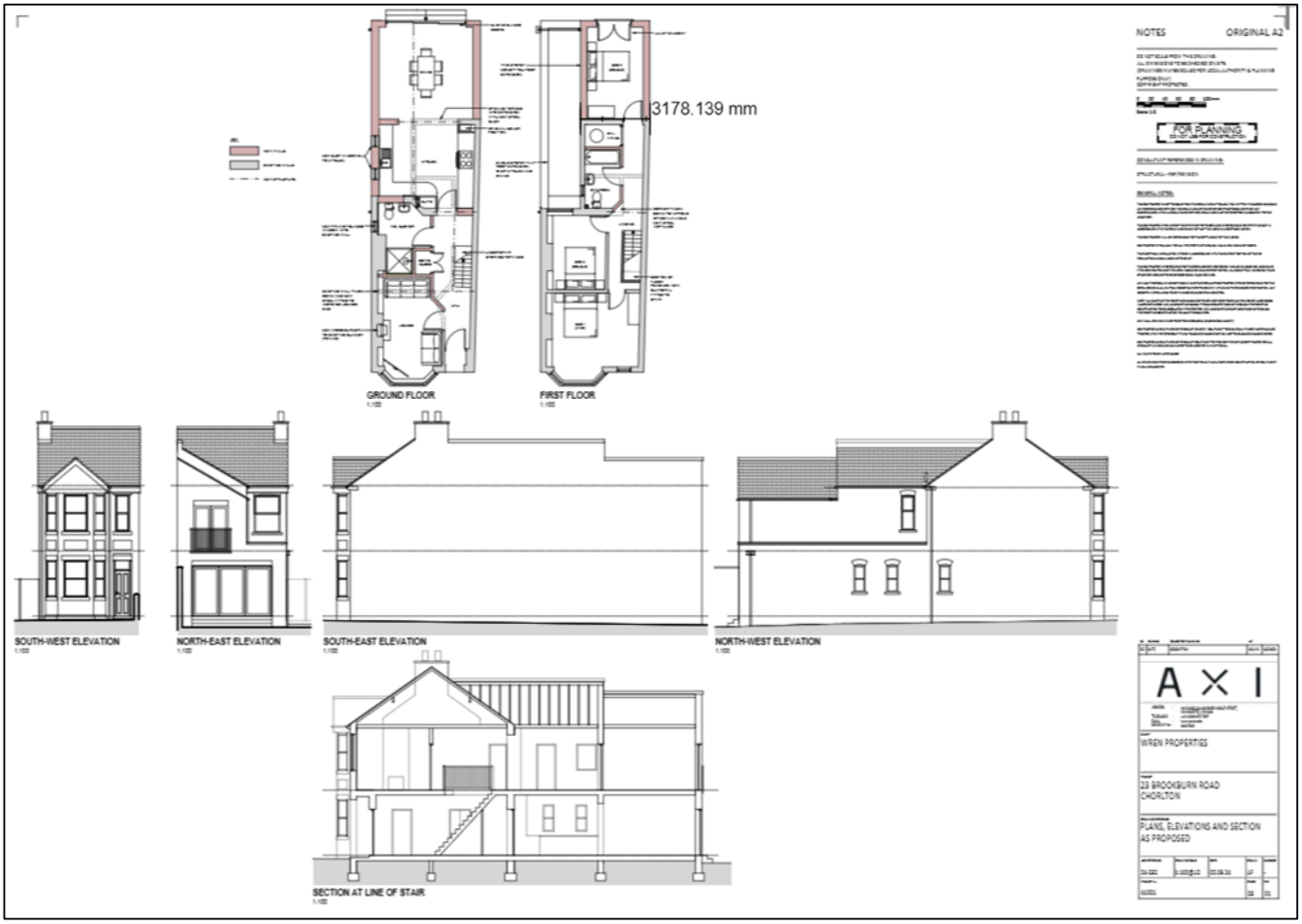


Figure 3. Proposed plans and elevations

Planning History

There is no planning history at the address.

Consultation, notification & publicity responses

Consultations

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application due to the property sitting within a landfill buffer zone. They had no objections to the proposed development.

Manchester City Council Flood Risk Management

Manchester City Council Flood Risk Management were consulted on this application due to the property sitting in a Flood Zone 3. After reviewing the submitted flood risk data they had no objections to the proposed development.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

Relevant policies & the principle of development

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

After careful consideration, it is concluded that the proposal is acceptable and aligns with the following local, regional and national policies.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
    - EN 18 - Contaminated Land and Ground Stability
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas

    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
        - JP-S4: Flood Risk and the Water Environment
    - Places for People
        - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management
New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail
The new addition is designed to match the style and features of the current building. This includes the windows.

The proposal uses red brick and slate to match the existing property (according to the application form).

The proposal adds a massing to the rear outrigger however given the wider context of the site is considered to be acceptable. The rearward projection would still be less that the rear elevation of No25 and so would not create an overbearing effect on this neighbour. On the opposite side the distances to the neighbour's outrigger would also remove the overbearing effect and any issue with shadowing.

The proposal is designed to be subservient to the original dwelling house with a lower roofline to the first-floor extension.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.
The proposal cannot be seen from the street, so it does not change the street's character.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size and scale to others nearby notably the larger neighbouring property at No25 and the infill extension at No11. Therefore, it can fit on the property site and won't disrupt the area's existing features.

The proposal's design would match the nearby properties. It would use the specified red brick and slate materials.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
The proposal includes adding large glass doors and a Juliet balcony at the back of the building. T design of the boundary and the large amount of foliage minimise overlooking to the rear and would create no more harm than existing rear windows.

The proposal is expected to have a negligible effect on local light by virtue of the relationship to existing buildings.

The proposal in of itself has a negligible effect on local noise levels or vibration. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a negligible effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.
The proposal adds space inside the property with minimal effect to the outdoor area.

This follows the development management principle.

Refuse storage and collection.
The proposal itself has little impact on waste from the site. It uses the current storage and collection methods on site. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking
The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage
The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

The proposal is exempt from biodiversity net gain rules.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private
The dwelling benefits from a garden beyond the siting of the proposed development.

The proposal would minimally affect green infrastructure and would balance new development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles
This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

We consider this proposal to accord with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas
This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the 'Southern Character Area'.

We consider this proposal to accord with the principles of this policy.

EN 14 – Flood Risk
This policy outlines the key principles around Flood Risk Management in the city.

The proposal sits within Flood Zone 3. After reviewing the submitted flood risk data there are objections to the proposed development.

We consider this proposal to accord with the principles of this policy.

EN 18 - Contaminated Land and Ground Stability
This policy sets out the principle of development on contaminated land or unstable land.

No ground contamination has been identified.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

Citywide Development Control Policies

DC1 - Residential Extensions
This policy outlines the key issues when considering proposed residential extensions.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat9: Southern Areas
This policy outlines the spatial strategy for the Southern Areas of the City Region which includes Southern areas of Manchester.

We consider this proposal to accord with the principles of this policy.

Sustainable and Resilient Places

JP-S1: Sustainable Development
This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise

sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

We consider this proposal to accord with the principles of this policy.

JP-S4: Flood Risk and the Water Environment

This policy outlines the measures to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk.

We consider this proposal to accord with the principles of this policy.

Places for People

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.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 2 - Achieving sustainable development
Section 2 of the NPPF outlines how the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.
Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 12 outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

We consider this proposal to accord with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manchester Tree and Woodland Action Plan 2024-2034
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

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.

Conclusion

The proposed development at 23 Brookburn Road, Manchester, involving a two-storey rear extension and a single-storey infill rear extension, has been thoroughly assessed and found to follow relevant local, regional, and national planning policies. The design, scale, and materials of the extensions are in harmony with the existing property and surrounding area. The development is expected to have minimal impact on local amenity, biodiversity, and flood risk. Consequently, the proposal is recommended for approval, subject to standard conditions regarding the commencement of development and adherence to specified plans and materials.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

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 01 Oct 2024 01001 THE LOCATION PLAN
   b. Drawing - Site Plan 01 Oct 2024 SITE/BLOCK PLAN - EXISTING
   c. Drawing - Site Plan 01 Oct 2024 BLOCK PLAN OF THE SITE
   d. Drawing - Existing 01 Oct 2024 04001 PLANS,ELEVATIONS AND SECTIONS
   e. Drawing - Proposed 01 Oct 2024 41001 PLANS,ELEVATIONS AND SECTIONS
   f. Design & Access Statement 01 Oct 2024 DESIGN AND ACCESS STATEMENT

   Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

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 DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

21F Lawngreen Avenue, Manchester, M21 8FH
21C Lawngreen Avenue, Manchester, M21 8FH
19F Lawngreen Avenue, Manchester, M21 8FH
19C Lawngreen Avenue, Manchester, M21 8FH
21 Brookburn Road, Manchester, M21 8FF
25 Brookburn Road, Manchester, M21 8FF
Brookburn Primary School, Brookburn Road, Manchester, M21 8EH
19 Brookburn Road, Manchester, M21 8FF
21E Lawngreen Avenue, Manchester, M21 8FH
21D Lawngreen Avenue, Manchester, M21 8FH
21B Lawngreen Avenue, Manchester, M21 8FH
21A Lawngreen Avenue, Manchester, M21 8FH
19E Lawngreen Avenue, Manchester, M21 8FH
19D Lawngreen Avenue, Manchester, M21 8FH
19B Lawngreen Avenue, Manchester, M21 8FH
19A 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) -
Area Team Boundary - Name: SOUTH AREA