

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140124/FH/2024

Date registered valid: 6 June 2024

Proposal: Erection of single storey rear extension following demolition of the existing garage.

Address: 2 Brentbridge Road, Manchester, M14 6AS

Ward(s): Old Moat Ward

Applicant: Ms. Sameera Malik

Agent (if any): Mr. Niamat Ali NA Design

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31 July 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18th July 2024

Standard consultations:

Printed: 10 June 2024 Expired: 1 July 2024

Neighbour notifications

Printed: 10 June 2024 Expired: 1 July 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 planning application is a brick built 2 storey dwellinghouse. It sits close to the junction of Brentbridge Road and Wellington Road . It has off road parking for 1 vehicle and has previously been extended to the side and rear. There is a large free standing garage / store within the rear garden which runs along the common boundary with the properties on Wellington Road

The frontage has historically been paved, with the rear garden being primarily lawned.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential with properties of a similar age and design to the proposal site. The site sits to the south of Withington girls school, and is located in an area that is easily travelled by alternative modes of transport to the car. It is also close to local services.

Description of development

The proposal is for the erection of a single storey rear extension, that is to be linked into the existing dwellinghouse via the current utility room. This would be following the demolition of the existing garage/ store. The existing footings would be reused and extended to the front and rear of the building. The proposal will provide additional living accommodation for a wet-room, study and bedroom. The total length of the extension would be 10m and the width is 3.6m. The materials proposed would match those of the existing property.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Flood Risk Management - have some issue with regards to the location of a culvert within the site edged red.

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, in particular 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 SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Places for everyone GM Spatial Plan

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities have now adopted the Plan following consideration of the Inspectors' Report. There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, 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.

Issues

The principle of extending a residential property in an established residential area is considered acceptable. Many householders prefer to extend the existing property to meet changing household needs rather than move to new accommodation. This is subject to further consideration of the impacts of proposals on residential amenity and the character of the area.

Residential Amenity - The proposal is for a single storey rear extension that would project out from the rear of the existing ground floor utility room. It would have a rearward projection of 10m

and a width of 3.6m It would take the property no closer to the neighbouring property at number 124 Wellington Road than currently exists, and the property is at 90 degrees to the properties on Wellington Road. It would also retain the same gap to the common boundary with number 4 Brentbridge Road, as it will be in place of the existing garage which is to be demolished. There are no windows on the elevation facing towards the properties on Wellington Road. There are three windows and a door within the internal side elevation of the property, these would overlook the applicants own garden, and it is not considered that given the distance to the boundary with number 4 Brentbridge Road and the fact that these are ground floor windows in a single storey unit, there would be no issue with either overlooking or loss of privacy for number 4 Brentbridge.

Given the established boundary treatments between the host property and the properties on Wellington Road, there would be little difference to the existing situation of the garage/ store that currently occupies the site in the rear garden. All the properties that abut the site have free standing units within the garden. The other windows and doors serving habitable rooms overlook the applicants own garden. There is additional natural lighting provided by 1 Velux type rooflight within the extension over the utility area.

Given the single storey nature of the proposals and the considered placement of the fenestration, it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

There is sufficient external amenity space retained post development for the occupants of number 2 Brentbridge Road. The modest extension would enable the occupants to adapt their property to meet changing household needs.

Character of the Area and Property - The proposed extension would not be readily seen within the street scene. It is single storey, would sit behind the existing extension to the side of the property, and would be screened by established trees and planting. The proposed extension would not have a detrimental impact upon the property itself, nor the area within which it is located. There are other properties within the immediate vicinity that have had similar extensions to that proposed. The scheme currently under consideration for the single storey extension is considered to be a sympathetic addition. A previous proposal for extensions to the ground and first floor were withdrawn and replaced by the modest addition that is now currently under consideration, it is considered that this proposal has a lesser impact upon the character of the property than the withdrawn scheme.

Visual Amenity- The proposed extension is considered to be subservient and the materials to be used would match those of the existing property and are considered acceptable.

Refuse- Bins are currently stored to the front of the property this would remain the situation post development.

Car Parking- is not affected.

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 / Agent in a positive and proactive manner in order to guide the Application through all stages of the Planning process, and have resolved issues that have arisen whilst dealing with the Planning Application. 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 hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan- received 28th May 2024.

NA P02- Proposed Floor Plans and Elevations received 28th May 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.

2) 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.

3) The external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale, this includes mortar and patching in.

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 and in the interests of the visual amenity of the area within which the site is located, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy

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 the approved drawings.

5) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling identified as 2 Brentbridge Road M14 6AS

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) The City Council's Flood Risk Management Team have advised of the possible location of a culvert (Ley Brook) within or adjacent to your site. If one is discovered during the excavation works associated with the development hereby approved, it is advised that works cease, and the Flood Risk Team is contacted via floodriskmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

122 Wellington Road, Old Moat, Manchester, M14 6AR
120 Wellington Road, Old Moat, Manchester, M14 6AR
118 Wellington Road, Old Moat, Manchester, M14 6AR
124 Wellington Road, Old Moat, Manchester, M14 6AR
3 Brentbridge Road, Manchester, M14 6AU
35 Victoria Road, Old Moat, Manchester, M14 6BW
33 Victoria Road, Old Moat, Manchester, M14 6BW
4 Brentbridge Road, Manchester, M14 6AS
1 Brentbridge Road, Manchester, M14 6AU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA