

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139025/FH/2024

Date registered valid: 5 February 2024

Proposal: Erection of a single storey rear extension with amended rear access to basement, installation of rear dormer and creation of terrace

Address: 38 Brundretts Road, Manchester, M21 9DB

Ward(s): Chorlton Park Ward

Applicant: Ms Siobhan O Ceallaigh

Agent (if any): Mr Dan Newport Re-form Architects

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27th March 2024



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 March 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 February 2024 Expired: 5 March 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 site/building relates to a two storey mid terrace property in the Chorlton Park ward area of Manchester. The property features a canopy covered entrance and ground floor bay window with front dormer. A small garden is to the front of the property with low brick boundary wall and soft landscaping. On street parking lies at the front of the property. The property benefits from a basement with single storey rear outrigger. A proportionate sized garden is to the rear with landscaped garden and timber fencing bounding the rear of the site.



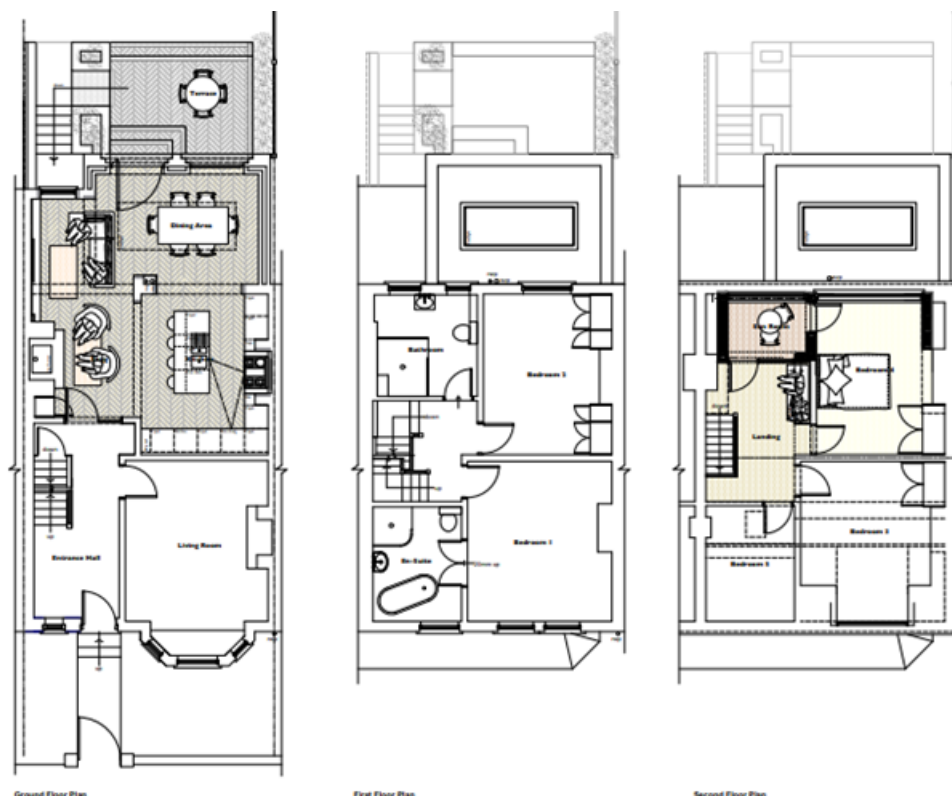
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension with amended rear access to basement, installation of rear dormer and creation of terrace.



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments have been received in respect of this application were received. Comments as follows

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)

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development 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 will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February). 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 is 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.

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

The City 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.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property 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 in amenity terms that would warrant refusal of the application.

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.

Relevant planning history

There are no previous planning applications relating to this site.

Residential Amenity

The proposal will see the erection of a single storey rear extension with amended rear access to basement, installation of rear dormer and creation of terrace.

Single storey rear extension

There is an existing projection at the rear measuring approximately 2.4m. The proposed extension would project off the rear wall of the original property measuring 3.3m with a width across the rear wall measuring 4.8m approximately adjoining the existing rear projection. The height would measure approximately 4.7m and would have a flat roof. The extension would accommodate an enlarged kitchen/dining area and snug room. Given the nature of the use, the City Council considers that the extension is acceptable, particularly its limited projection.

Due to the height and position of the proposed extension, the City Council acknowledges that first thing in the morning, there may be some loss of light or overshadowing to the adjacent property which has windows at ground floor including a side facing window in the rear outrigger. However, given the orientation of the property, in the afternoon and evening, the proposed extension is unlikely to give rise to a loss of light and therefore, in this instance, the extension is considered acceptable.

Rear raised terrace

The applicant proposes to create a raised terraced area which would project off the extension measuring a total of 3.0m with the addition of stairs leading to the rear garden area.

To ensure that there is no overlooking or loss of privacy given by the introduction of a raised terrace, a condition has been attached for privacy fencing to run in line with the projection of the terrace comprising 2.4m high timber fencing. Given the existing boundary treatment together with the proposed height of the fencing running the length of the terrace, it is not anticipated that there would be any overlooking or loss of privacy.

The extension and raised terrace would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the area is retained although houses in the immediate vicinity are themselves altered and extended; therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area and would not provide a domineering and harmful outlook on the occupiers of the adjoining properties. Therefore, it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Dormer

The construction of a rear roof dormer window would be set within the main roof and set down from the existing ridge height and set in from the boundaries either side. Windows are proposed across the width of the dormer overlooking the rear of the garden area. The rear facing windows are considered to be acceptable and are considered would not provide any further view than that of the existing rear view windows.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing on the main roof and the location of the dormer would not be viewed from the street. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining

properties or the surrounding area. The proposal is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

Whilst this would be the first dormer within the terrace of properties, a similar sized dormer could be installed under permitted development rights where materials were to be of a similar visual appearance to the existing roof. In this instance the proposed size and choice of materials is considered acceptable.

On balance, the rear dormer is considered can be acceptably accommodated at the application property.

Basement access

In addition to the changes at the rear of the property, the applicant proposes a new access point to the basement. Given that there is already a rear access point below ground level leading to the basement, it is considered that relocating this access point incorporated within the extension design is acceptable and would not provide amenity harm to adjoining or surrounding properties.

Overall, it is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

The proposed extension would be sited along the rear wall of the property. It is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be matching as specified in the application form together with Zinc cladding for the dormer. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Refuse

The storage of refuse bins are not affected by the proposal.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally

affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working 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 application has been determined in a timely manner and in accordance with the policies within the Development Plan

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:

Received on 27th March 2024 numbered 010 Revision A Proposed Site Plan

Received on 27th March 2024 numbered 020 Revision B Proposed Plans and Elevations

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 hereby permitted development shall match those as specified in the application form and approved drawings, matching materials where identified shall be of the same size, type, colour and texture to the existing dwellinghouse.

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 policy DM1 of the Manchester Core Strategy.

4) The privacy fencing as detailed within the submitted drawings received on 27th March 2024 numbered 020 Revision B shall be installed prior to the first use of the external terrace and be retained insitu thereafter.

Reason - In the interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, and SP1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

14A Groby Road, Manchester, M21 9GQ
29 Brundretts Road, Manchester, M21 9DA
27 Brundretts Road, Manchester, M21 9DA
36 Brundretts Road, Manchester, M21 9DB
14 Groby Road, Manchester, M21 9GQ
40 Brundretts Road, Manchester, M21 9DB

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
Area Team Boundary - Name: SOUTH AREA