

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 139866/FH/2024  
**Date registered valid:** 24 April 2024  
**Proposal:** Erection of single storey rear extension  
**Address:** 37 Broadlea Road, Manchester, M19 1ES  
**Ward(s):** Burnage Ward

**Applicant:** Brice Greyfi  
**Agent (if any):** Tomislav Vuletic Flocc Studio Ltd  
**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 12<sup>th</sup> June 2024



## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 21 May 2024

**Standard consultations:**

No consultations have been printed and sent.

**Neighbour notifications**

Printed: 30 April 2024      Expired: 22 May 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 relates to a two storey semi detached property in the Burnage ward area of Manchester. The site features front, side and rear gardens with paving to the front for the provision of off street car parking. There is a small timber shed to the rear sited along the shared boundary with no. 35 Broadlea Road. The property has not undergone any previous enlargements.



**Listed building:** Not applicable

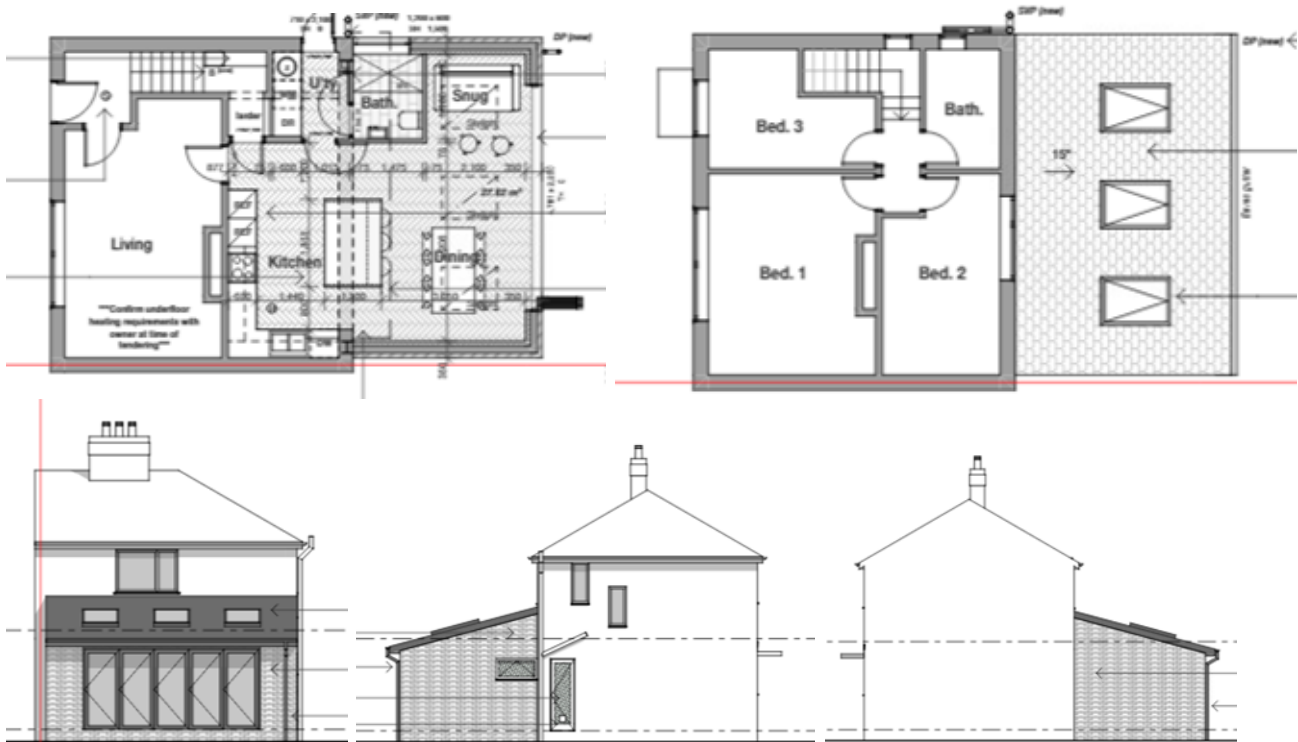
**Conservation area:** Not applicable  
**Tree Preservation Order:** Not applicable

### **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. This would provide additional living space for the occupants of the property.



### **Consultations & Notification Responses**

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There have been no comments received in respect of this application

### **Environmental Health**

Attach condition should the application be approved.

### **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 Plan (2022 - 2039)

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

JP-S1: Sustainable Development

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.

### Principle

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. Although these latter policies are now of some age, they are 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 all existing and future occupiers.

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.

### History

No previous planning applications relating to this site.

### Residential Amenity

The applicant is seeking planning permission for the erection of a single storey rear extension which would provide additional living space for the occupants of the property.

The proposed extension would be sited across the back wall measuring 4.0m in projection up to the shared boundary with no. adjoining property no. 39 Broadlea Road. The roof would be a mono pitch sloping roof with the installation of three roof lights. There is a window proposed on the side elevation facing no. 35 Broadlea, however, to ensure that there is no overlooking, a condition for obscure glaze has been attached. Bi folding doors are located on the rear elevation; No windows are proposed on the side elevation facing no. 39 Broadlea Road

It is not anticipated that the introduction of a single storey extension in this location would provide any undue harm on the occupiers of properties either side of the application site, especially as the adjoining semi detached property has a single storey rear projection up to the shared boundary and there is a gap retained to the adjacent property no. 35. Although the extension projects further than what DC1 policy would allow, there have been no objections to the proposal and should the applicant build a single storey extension under the Larger Homes scheme limitation, in the same materials, this would be allowed to be built under permitted development subject to retaining a projection no further than 4.0m.

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.

Overall, given the height, projection and relationship to adjacent properties, it is considered that the proportions of the extensions are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property and therefore the development accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

#### Scale and massing

The scale and massing of the proposal is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extension would not present an unusual feature in the immediate area and due to the existence of other similar extensions to a variety of house types in the immediate area, the size of the extension is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is 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 would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching materials as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the rear and is considered acceptable. It is believed that the proposed works would not detract from the character and appearance of the property and the design of the works would complement the host dwelling detailed as what is normally expected of such a structure.

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

#### Waste management

The storage of bins is not affected by this proposal as adequate space to the rear is retained. Therefore, the bins would accord with policy EN19 of the Core Strategy.

### Parking

Current parking arrangements are unaffected 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.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, 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 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. No significant problems have arisen during the consideration of this application.

**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 24th April 2024 numbered WD2.2 Proposed Site Plan

Received 24th April 2024 numbered WD3.2 Proposed Ground Floor Plan

Received 24th April 2024 numbered WD3.3 Proposed First Floor Plan

Received 24th April 2024 numbered WD5.3 Proposed Rear Elevations

Received 24th April 2024 numbered WD5.4 Proposed Side 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 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 policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the side elevation facing no. 35 Broadlea Road 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) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

## **Appendix 1 – List of consultees & neighbours notified**

50 Broadlea Road, Manchester, M19 1BZ  
8 Shawlea Avenue, Manchester, M19 1BY  
13 Woodlea Avenue, Manchester, M19 1BX  
9 Woodlea Avenue, Manchester, M19 1BX  
7 Woodlea Avenue, Manchester, M19 1BX  
41 Broadlea Road, Manchester, M19 1ES  
39 Broadlea Road, Manchester, M19 1ES  
35 Broadlea Road, Manchester, M19 1ES  
33 Broadlea Road, Manchester, M19 1ES  
5 Woodlea Avenue, Manchester, M19 1BX  
15 Woodlea Avenue, Manchester, M19 1BX  
11 Woodlea Avenue, Manchester, M19 1BX  
48 Broadlea Road, Manchester, M19 1BZ  
46 Broadlea Road, Manchester, M19 1BZ  
44 Broadlea Road, Manchester, M19 1BZ

## **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  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: SOUTH AREA